

2026 1 Avenue NW Calgary, AB T2N0B3**Residential
Incomplete
Banner:****A2262777****DOM:** 0 **LP:** \$1,349,000.00**CDOM:** **OP:****West Hillhurst Luxury Redefined: A Home That Outshines Today's New Builds!**

Class:	Semi Detached (Half Duplex)	City:	Calgary
County:	Calgary	Subdivision:	West Hillhurst
Type:	Duplex	Ttl Beds:	4
Levels:	Two	F/H Bth:	3/1
Year Built:	2016	RMS SQFT:	2,236.00
LINC#:	0037229755	LP/SF:	\$603.31
Arch Style:	2 Storey, Attached-Side by Side	Suite:	No
Possession:	Negotiable		
Lot Dim:		Lot Size:	3250 SF 301.93 SM
Front Length:	7.60M 24' 11"	Lot Depth:	24.11 M 79.1'
Legal Desc:	710N;35;21		
Legal Pln:	710N	Blk:	35
		Lot:	21
		Condo:	No
Zoning:	R-CG	Tax Amt/Yr:	\$7,169.00/2025
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	S
Restrict:	None Known		

Public Remarks: Welcome to West Hillhurst, one of Calgary's most coveted inner-city neighborhoods. Tree-lined streets, river-path access, minutes to downtown, and a real sense of community you won't find everywhere. Right here on 1 Avenue NW... is a home that takes craftsmanship, comfort, and design to another level. This isn't just another modern infill. This is a timeless, custom-built residence where every inch, over 3,200 square feet has been meticulously designed and finished by hand. It blends modern elegance with true artisan detail... the kind you rarely see anymore. Step inside and you'll immediately feel the difference. Champagne oak hardwood floors, flat 9-foot ceilings, skylights, and an open-riser staircase flood the home with light and warmth - complemented by ceiling speakers with a 3-zone Sonos system. You'll notice solid doors, exceptional millwork, and custom built-ins that make organization effortless. At the heart of the home, the gourmet kitchen is a showstopper. Two expansive quartz islands, professional SS appliances including a 6-burner gas range and white-oak cabinetry with custom stain and under-cabinet lighting. You'll love the private den, framed by a handcrafted barn door, ideal for working from home and the formal dining area, with its picture window that makes every meal feel special. The living room feels open yet cozy, anchored by custom shelving and 8-foot sliding glass doors that lead to a spacious rear patio featuring a \$10k glass-top pergola, the ultimate space for entertaining or relaxing in the summer evenings. Upstairs, the primary suite is your private retreat. A beautiful dressing area featuring custom built-in his-and-hers closets. The ensuite rivals a luxury hotel: heated floors, dual vessel sinks, a curbless steam shower with body sprays and rain shower, and a soaker tub set against a tiled feature wall under a skylight. It's the kind of bathroom that makes you look forward to mornings or never leaving at all. Two additional large bedrooms, sharing a main bath with dual sinks and a pocket door for multi-use convenience. Even the laundry room is designed with purpose that's functional, bright, and perfectly placed. Downstairs, the lower level continues to impress. An expansive media room with wall-to-wall custom built-ins, surround sound, and a wet bar finished with black granite and shelving. There's also a flex room with cork flooring, a spacious guest bedroom, and a 4-piece bath. Outside, enjoy a private landscaped yard that's peaceful and low-maintenance. Recent upgrades include pantry pull-outs, new designer lighting, a filtered water faucet, privacy fencing, flower beds and rock features. This is outdoor living done right. You're minutes from the Bow River Pathway, Kensington's cafés, Foothills Hospital, and Calgary's top schools. Homes of this caliber in West Hillhurst rarely come up. Built to far exceed today's new construction, this is where timeless craftsmanship meets modern living.

Directions:**Rooms & Measurements**

	1P	2P	3P	4P	5P	6P		Main:	95.69	Mtr2	1,030.00	SqFt
Baths:	0	1	0	1	1	0	Bed Abv: 3	Upper:	112.04	Mtr2	1,206.00	SqFt
EnSt Bth:	0	0	0	0	1	0	Rms Abv: 9	Blw Grade:	90.67	Mtr2	976.00	SqFt
Garage Dims (L x W):						19' 4" x 19' 0"		Total AG:	207.73	Mtr2	2,236.00	SqFt

Property Information


Basement:	Finished, Full	Laundry Ft:	Laundry Room, Upper Level
Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Zoned	Cooling:	Central Air
Construction:	Composite Siding, Stucco, Wood Frame, Wood Siding	Fireplaces:	1/Gas, Living Room, Marble
Foundation:	Poured Concrete	Flooring:	Carpet, Cork, Hardwood, Tile
Exterior Feat:	BBQ gas line, Private Entrance, Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Deck, Pergola
Reports:	RMS Supplements		
Parking:	Alley Access, Double Garage Detached, Garage Door Opener	Total:	2
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Steam Room, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Comm Feature:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
Lot Features:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting		
Goods Include:	N/A		
Appliances:	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Water Softener, Window Coverings		
Other Equip:	Central Vacuum/Attachments		
Goods Exclude:	N/A		

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	6' 9" x 4' 11"	Kitchen	Main	20' 4" x 13' 5"
Dining Room	Main	13' 2" x 13' 11"	Living Room	Main	15' 1" x 14' 3"
Mud Room	Main	9' 1" x 5' 0"	Office	Main	7' 3" x 10' 9"

Game Room	BSMT	14`6" x 19`1"	4.42M x 5.82M	Other	Main	11`11" x 20`2"	3.63M x 6.15M
Laundry	Upper	9`9" x 9`5"	2.97M x 2.87M	Other	BSMT	3`7" x 9`6"	1.09M x 2.90M
Storage	BSMT	9`4" x 9`4"	2.84M x 2.84M	Bedroom - Primary	Upper	18`1" x 11`10"	5.51M x 3.61M
Bedroom	Upper	12`4" x 11`9"	3.76M x 3.58M	Bedroom	Upper	12`3" x 9`6"	3.73M x 2.90M
Bedroom	BSMT	9`10" x 13`1"	3.00M x 3.99M	2pc Bathroom	Main	5`5" x 5`0"	1.65M x 1.52M
5pc Ensuite bath	Upper	13`4" x 9`1"	4.06M x 2.77M	5pc Bathroom	Upper	9`6" x 10`9"	2.90M x 3.28M
4pc Bathroom	BSMT	5`4" x 9`10"	1.62M x 3.00M	Furnace/Utility Room	BSMT	9`9" x 9`5"	2.97M x 2.87M

Agent & Office Information

List Agent:	Mike Abou Daher  team@mikeaboudaher.com	Phone:	403-809-9386
List Firm:	Real Broker	Phone:	855-623-6900
Firm Address:	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7	Firm Fax:	
Appt:	ShowingTime		
Showing Contact:	Mike Abou Daher 403-809-9386	List Date:	10/09/2025
Comm:	3.5% on the first 100k, 1.5% on the balance	Expiry Dt:	02/08/2026
LB Type/Info:	SentriLock/Front	With Dt:	
Owner Name:	Private	Dower Rt:	
Occupancy:	Owner	SRR:	No
Member Rmks:	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com.		

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).