

\$1,779,900 - 1312 3 Street Nw, Calgary

MLS® #A2083345

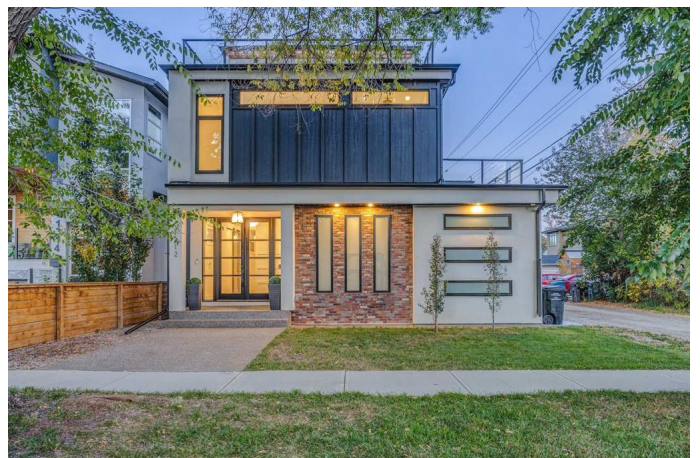
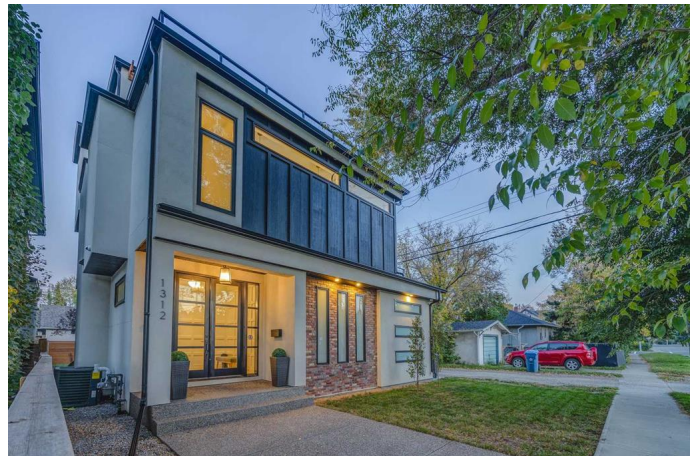
\$1,779,900

4 Bedroom, 5.00 Bathroom, 3,224 sqft

Residential on 0.09 Acres

Crescent Heights, Calgary, Alberta

Absolutely stunning, custom built 3 storey home perfectly situated to take advantage of the city skyline, sunrise and sunset views both inside and out. No expense was spared in the building of this phenomenal home with way too many upgrades to list them all including 3 rooftop patios, 2 wet bars, 7.5" wide white oak hardwood flooring, custom millwork, built-in speakers, quartz countertops, heated bathroom floors, central air conditioning and much more! The open concept main floor features a sophisticated, high-end design with clear sightlines for unobstructed interactions between the dining, kitchen and living rooms. Entertain with ease in the stunning, gourmet kitchen featuring a massive breakfast bar island, top of the line appliances including a 6-burner gas stove and an industrial-style fridge and a convenient walk-in pantry. Relaxation is promoted in the inviting living room in front of the classic gas fireplace while the wall of windows stream in natural light, opening to reveal the expansive back patio and landscaped yard. Soaring 14'™ ceilings with endless glass adorn the dining room creating an airy entertaining space consistent with the casual elegance of the main floor. A stylish powder room impresses your guests while a mudroom with custom built-ins hides away your seasonal items. Retreat to the primary oasis on the second level for some R&R with a sleek built-in fireplace adding ambiance, a private balcony, custom dual walk-in closets and an indulgent ensuite that



encourages rejuvenation boasting dual sinks, a deep soaker tub and an oversized rain shower. Laundry with sink and storage is also conveniently located on this level along with 2 spacious bedrooms and a lavish 5-piece bathroom, no more listening to the kids fight over the sink! The third uppermost level is flanked by outdoor spaces to bask in the picturesque views or unwind in the family room with a fantastic wet bar to refill drinks and snacks. Also on this level is a great den for a quiet work or study space and another full bathroom. Even more gathering space awaits in the finished basement where the large rec room invites movie and games nights with another wet bar, no need to leave this level when your glass is empty! A 4th bedroom for guests and another full bathroom are also handily located on this level. Enjoy your attached garage with upgraded polyaspartic flooring. This glamorous home has it all, balancing beauty with function in a phenomenal location that is within walking distance to schools and mere minutes to trendy shops, cafes and restaurants along Edmonton Trail and Centre Street and throughout Bridgeland, the extensive river pathway system and 20 minute walk to downtown. This affluent community is also anchored by tennis courts, skating rink, public transit, schools and many parks.

Open house Sat

Built in 2020

Essential Information

MLS® #	A2083345
Price	\$1,779,900
Sold Price	\$1,677,500
Bedrooms	4
Bathrooms	5.00
Full Baths	4

Half Baths	1
Square Footage	3,224
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	1312 3 Street Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2X6

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Smart Home, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Wine Refrigerator
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Level, Views
Roof	Flat Torch Membrane

Construction	Brick, Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2023
Date Sold	October 31st, 2023
Days on Market	28
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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