

\$850,000 - 2524 3 Avenue Nw, Calgary

MLS® #A2120867

\$850,000

3 Bedroom, 3.00 Bathroom, 1,949 sqft

Residential on 0.07 Acres

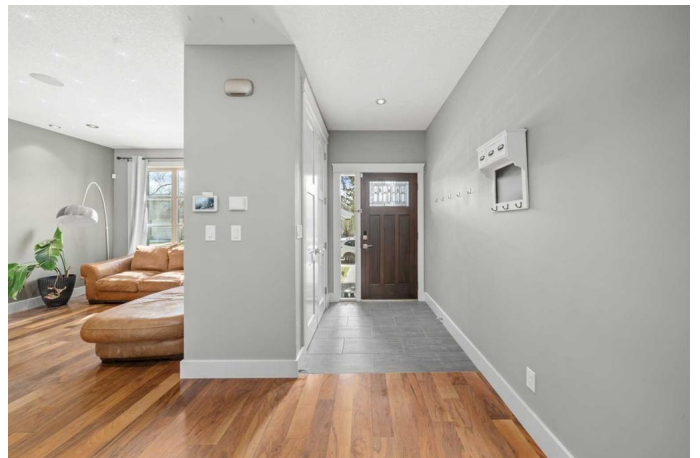
West Hillhurst, Calgary, Alberta

If you're in search of serene living in one of Calgary's most esteemed inner-city neighborhoods, this exceptional home, nestled in a tranquil cul-de-sac, ticks every box.

Situated in West Hillhurst, this property is perfectly positioned within walking distance to the scenic Bow River pathways, a short drive from the University of Calgary, Foothills Hospital, and the bustling heart of Calgary downtown. With open concept floor plan, the main level is adorned by Brazilian wood flooring stretching from the south facing bright living room, throughout the dinning room, into the stunning kitchen overlooking your private backyard. The kitchen and dining area share a two-sided fireplace, enhanced by contemporary tile work, casting a warm, inviting glow over both rooms and setting the stage for intimate dining experiences. On the upper level you will find 2 bedrooms, full bathroom, with an extra deep tub as well as the master bedroom retreat. The master bedroom, situated at the opposite end of the hallway, is a sanctuary of comfort. It features a balcony for quiet moments, a sitting area for unwinding, a walk-in closet for ample storage, and a luxurious en-suite bathroom designed for complete indulgence. Come see for yourself and fall in love.

Built in 2011

Essential Information



MLS® #	A2120867
Price	\$850,000
Sold Price	\$833,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,949
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2524 3 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0L3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Rear Drive

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Dining Room, Double Sided, Gas, Glass Doors, Kitchen, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	April 25th, 2024
Days on Market	6
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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