

\$929,000 - 2238 3 Avenue Nw, Calgary

MLS® #A2121091

\$929,000

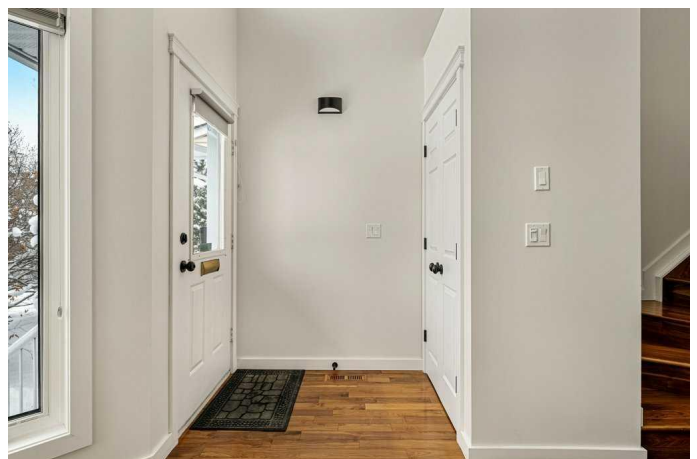
3 Bedroom, 4.00 Bathroom, 1,606 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Exciting opportunity to own this gorgeous home in the heart of West Hillhurst. With low-maintenance landscaping, you can spend your extra time exploring all that this community has to offer! Walking inside, you'll immediately love the soaring ceiling that spans the full height of the home. Freshly painted, this home bursts with natural light and good energy. Rich hardwood floors and fireplace bring warmth to the space. The kitchen has been modernized and features full-height natural wood cabinetry, top-of-the-line appliances, and a gas range. A third bedroom, (or the perfect home office) can be found on this level, along with a 2-piece powder room. Upstairs, the primary suite is spacious and inviting. The ensuite features a jetted tub, a separate shower, a vanity space, and a water closet. Through the ensuite, you will also have access to a four-season fully permitted sunroom, which is a great place for a book and a morning coffee! A second bedroom and a 4 piece bath complete the upper level. The fully finished basement has a large recreation room with an additional gas fireplace. Have you dreamed of having a home gym? The 3 piece bath with a steam shower will do the body good after a satisfying workout. There is plenty of storage space, along with laundry on this lower level. The backyard is fully hardscaped and is a great spot for gardening, especially with the greenhouse that comes included. The detached garage measures 19x20.

Phenomenal location, within walking distance



to the river pathways, the off-leash dog park,
and elementary schools.

Built in 1987

Essential Information

MLS® #	A2121091
Price	\$929,000
Sold Price	\$900,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,606
Acres	0.07
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2238 3 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0K6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Paved

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Raised Hearth, Recreation Room, Stone, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 27th, 2024
Days on Market	16
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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