

\$675,000 - 2, 324 3 Avenue Ne, Calgary

MLS® #A2124392

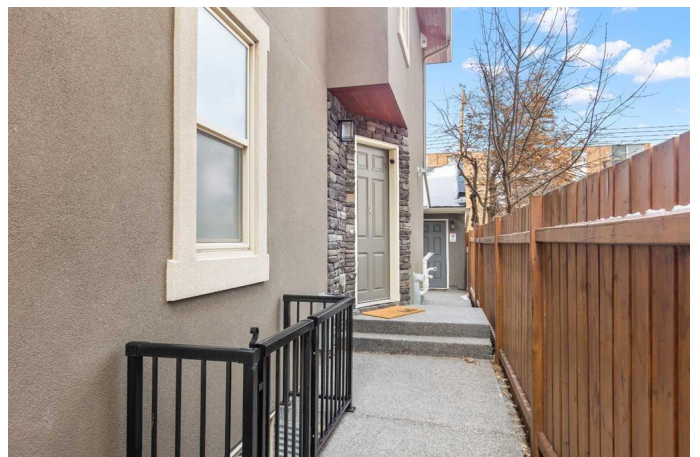
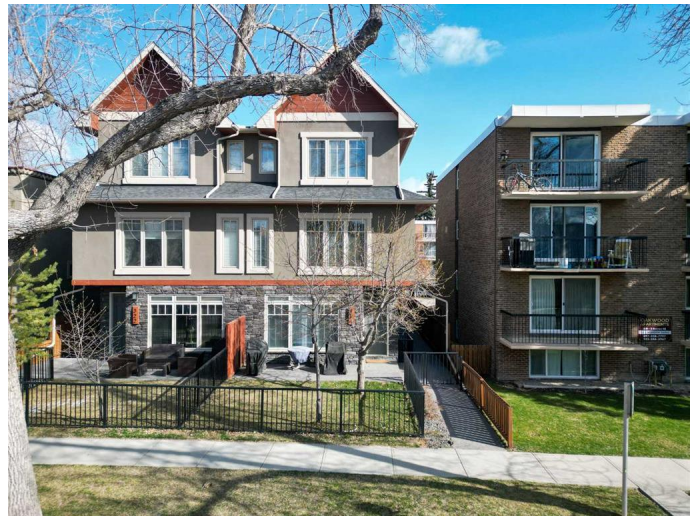
\$675,000

4 Bedroom, 4.00 Bathroom, 1,874 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

WOW! Rare corner unit, three-storey townhouse, offering 4 BEDROOMS and 3.5 BATHROOMS in 2,468 SQUARE FEET OF FULLY DEVELOPED LIVING SPACE with a SINGLE DETACHED GARAGE and an EXCLUSIVE-USE OUTDOOR SPACE! The main floor offers a gourmet chef's kitchen (with an abundance of cabinetry, large corner pantry, and top-of-the-line appliances including a gas stove and fridge with water/ice), spacious living room, dining room and bathroom. The second floor features two large bedrooms (both bedrooms have jack-and-jill ensuite access and walk-in closets with built-in cabinetry), a 5-pc bathroom, and a laundry room (with extra cabinetry/storage). The entire top/third floor is the primary retreat featuring the sprawling primary bedroom, luxurious 5-pc ensuite (with heated floors), and huge walk-in closet (with custom cabinetry). The basement is fully finished and has another bedroom (with walk-in closet), full bathroom, recreation room, and storage/mechanical room! Outside you will find the single detached garage and a private outdoor space with a deck, concrete patio, and natural gas BBQ hookup! Countless upgrades/updates here including: quartz countertops throughout, stainless steel appliances, new instant hot water-on-demand system (approx. 2 yrs old), new R60 attic insulation (2024), engineered hardwood flooring, wainscoting, crown moulding, wiring for a future in-ceiling speaker system, and up/down window treatment package (including



blackout blinds in the bedrooms). Low condo fees of only \$250/month! Great location on a quiet street (not a thru-road)! Only a short walk to downtown, Rotary Park, and all amenities! Call now!

Built in 2013

Essential Information

MLS® #	A2124392
Price	\$675,000
Sold Price	\$690,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,874
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	2, 324 3 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0H4

Amenities

Amenities	Other
Parking Spaces	1
Parking	Alley Access, Assigned, Covered, Enclosed, Garage Door Opener, Garage Faces Rear, Rear Drive, Secured, See Remarks, Single Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Other, Oven, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Other, Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape, Level, Other, Private, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 26th, 2024
Days on Market	8
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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