

\$1,224,000 - 2703 1 Avenue Nw, Calgary

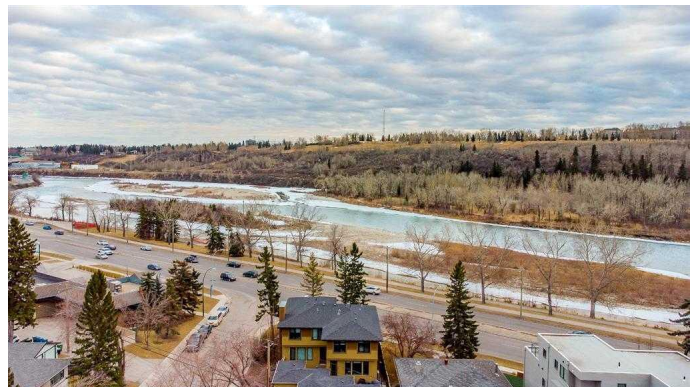
MLS® #A2128828

\$1,224,000

3 Bedroom, 4.00 Bathroom, 2,322 sqft
Residential on 0.08 Acres

West Hillhurst, Calgary, Alberta

LOCATION, LOCATION, LOCATION! This West Hillhurst exquisite custom-built DETACHED home, crafted by Fine Home builder Maren Homes, is offered as the LOWEST priced home of its size within West Hillhurst, w/ nearly 3,500 sq.ft of usable living space - an incredible opportunity to own such a large home in one of Calgary's BEST inner-city communities! This exquisite 2+1 bedroom (+ flex space) home is ideal for busy professionals - minutes to your downtown office, the Foothills Medical Center, AB Children's Hospital, U of C, SAIT & so much more! This home is situated in the BEST pocket of West Hillhurst, being just ½ a block to the Bow River pathway system. This home can also & easily be converted into a 5-bedroom home. The curb appeal draws you in, with stained wood siding, stucco & accented by natural stonework. This home sits on a 41 ft. lot, which provides for more Sq. Footage inside of this impressive home, compared to many of the newer infills. The main level of this home showcases pure exquisiteness & functionality. Natural hardwood floors run the span of this level. Open-concept living, with a large sit-at kitchen island is an entertainer's dream, complimented by top-end appliances w/ natural-gas range stove & wine fridge. The large formal dining room at the front is perfect for dinner parties! At the back of the home is a large living room, featuring the first of 3 fireplaces in the home! The mud room was



designed perfectly with access to the detached 2-car garage. A 2-pc powder room completes this level. The natural millwork staircase & hardwood floors lead upstairs, basked in splendid light with windows, skylights, & LED staircase lighting. A flex-room (which can easily be converted into a bedroom) separates the bedrooms. The bedroom on the front features builder-grade closet, with built-ins (as with all the closets in the home). A stunning 4-pc bath is next to this bedroom. The southern-facing primary bedroom is a luxurious place to relax where you can catch a glimpse of the Bow River, enjoy another fireplace, huge walk-in closet w/window & a remarkable ensuite bathroom with double vanities, deep soaker tub, & large glassed walk-in STEAM shower. TOP-floor laundry completes upstairs. Heading to the STUNNING basement, complete with 3-zone in floor slab heating. The builder-finished basement features a THIRD fireplace, massive stunning bar with showcase wine cabinets, dishwasher & bar fridge. The home gym (easily converted to another bedroom), along with another HUGE bedroom are both perfectly situated across from a beautiful full 4-pc bathroom! The exterior encapsulates this stunning home. The low-maintenance backyard is ideal for busy professionals: a beautiful place to relax, yet not needing hours of upkeep. The backyard saw recent updating, including: outdoor lighting, multi-level decking, privacy screening, built-in planters, multi-zone irrigation, stunning custom-built pergola with gas fire bowl & new mature trees. Central AC completes this home!

Built in 2010

Essential Information

MLS® #	A2128828
Price	\$1,224,000

Sold Price	\$1,180,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,322
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2703 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0C7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear
Waterfront	See Remarks

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, See Remarks, Skylight(s), Steam Room, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3

Fireplaces	Basement, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Underground Sprinklers, Other, Private, See Remarks
Roof	Asphalt, Asphalt Shingle
Construction	Mixed, Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 16th, 2024
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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