

\$849,900 - 2304 3 Avenue Nw, Calgary

MLS® #A2129786

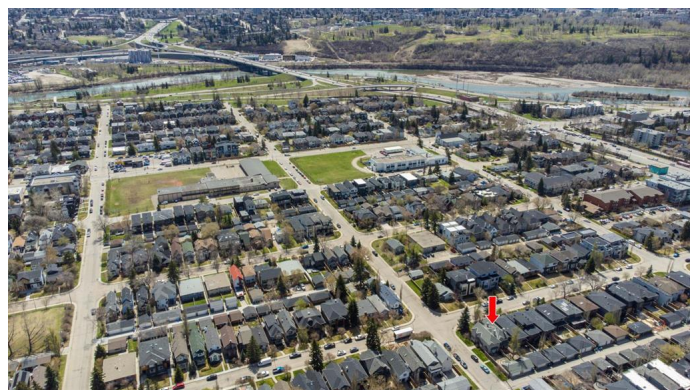
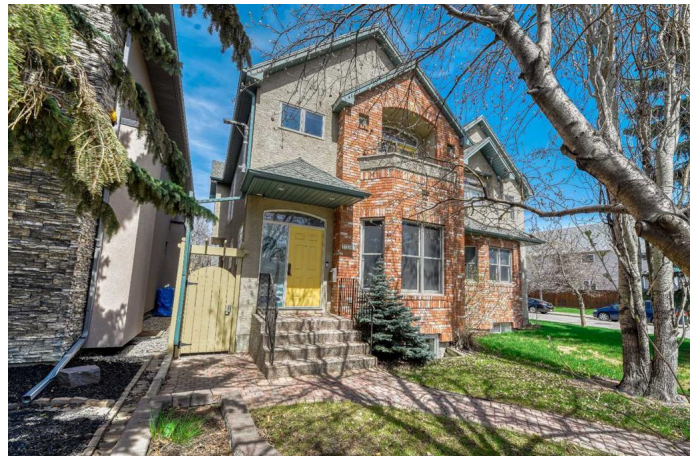
\$849,900

3 Bedroom, 2.00 Bathroom, 1,978 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Step into a world of enchantment in West Hillhurst, where this well maintained executive home awaits you on a serene cul-de-sac street. Picture-perfect front and back yards create a charming oasis, steps from the scenic Bow River and all the surrounding amenities, and captivating downtown skyline view. Impeccable craftsmanship, this home showcases top-tier materials and finishes at every turn. The main floor beckons with an inviting open concept layout, 9-foot ceilings, exquisite tile work, large dining space, perfect for entertaining, Stainless steel appliances, island that opens to the breakfast nook. Step outside onto the rear deck, complete with a BBQ gas line, hot tub, easy-care landscaping, majestic columnar tree, and generous double garage with newer door and opener. Indulge in luxury on this level with a 3-piece bath boasting a steam shower, rustic fireplace, and convenient side entrance. Upstairs you will discover a sprawling primary suite, another generous sized bedroom, each offering access to a charming south-facing balcony and huge 5 piece bathroom. Vaulted ceilings, skylights, and ample closet space ensures effortless organization. The fully finished lower level invites versatility with its artistic cement floor, 9-foot ceilings, dedicated office space, flexible room options, laundry facilities, and an additional third bedroom. With the added comfort of in-floor heating on the main and lower levels, this home embodies efficiency without sacrificing warmth. Don't let this



opportunity slip away to own a piece of paradise in one of Calgary's most coveted communities!

Built in 2000

Essential Information

MLS® #	A2129786
Price	\$849,900
Sold Price	\$825,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,978
Acres	0.07
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2304 3 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0K8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Pantry, Soaking Tub, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Pellet Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 30th, 2024
Days on Market	20
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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