

\$679,900 - 335 3 Avenue Ne, Calgary

MLS® #A2133685

\$679,900

2 Bedroom, 3.00 Bathroom, 1,467 sqft

Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

Welcome to Crescent Heights Village, one of Calgary's most desirable inner-city neighbourhoods. Nestled on a quiet, tree-lined cul-de-sac, this spacious 1497-square-foot home offers historic character plus a vibrant array of retail shops, restaurants, pubs, and services just outside your door. A ten-minute walk to downtown and two blocks from Rotary Park, with its spectacular skyline views, off-leash area, tennis club, playground and splash park, the location is unparalleled at this price point. Originally built as a bungalow, this home was thoughtfully expanded and updated in 1994 with a two-storey addition. The living room exudes intimate charm with a decorative fireplace, skylight and a floor plan that flows into the bright, sunny kitchen and dining area. With a breakfast bar island, pantry, and plenty of counter space the kitchen easily accommodates two cooks. Glass doors lead to the fenced backyard where a brick patio and vine-covered pergola create a private oasis for summer entertaining. A cozy second bedroom and 4-piece bath complete the main floor offerings. Upstairs, the huge primary bedroom with vaulted ceiling is filled with natural light. The 5-piece ensuite boasts double sinks, a jetted tub and separate shower. The master suite also offers a spacious walk-in closet and glass doors leading to a balcony with new subfloor and Duradek (2024). The lower level features a flex room currently used as the main bedroom, complete with a 3-piece bath



and roomy closet. In the laundry/utility area youâ€™ll find a newer high-efficiency furnace (2015), hot water tank (2018), dryer (2018), washer and extra storage space. The oversized single detached garage includes sliding doors to the patio, making it a perfect studio space or versatile area for expanding your outdoor entertaining space on rainy days. Inner city parking is easy here, with space for two vehicles behind the garage which features separate electrical box and a brand-new garage door (June 2024) Other updates include new shingles (2015), refrigerator (2016) and dishwasher (2017). With 2032 square feet of developed space, three full bathrooms, and modern amenities coupled with traditional charm, this home is your ground-floor opportunity to enjoy excellent value and all the historic beauty and lively ambience of prestigious Crescent Heights. Schedule your private viewing today!

Built in 1930

Essential Information

MLS® #	A2133685
Price	\$679,900
Sold Price	\$668,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,467
Acres	0.07
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	335 3 Avenue Ne
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Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0H5

Amenities

Parking Spaces	1
Parking	Additional Parking, Alley Access, Garage Door Opener, Garage Faces Rear, Oversized, See Remarks, Single Garage Detached

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Soaking Tub, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Other, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Living Room, Mantle, None
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Street Lighting, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2024
Date Sold	June 12th, 2024
Days on Market	23
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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