

\$830,000 - 2105 3 Avenue Nw, Calgary

MLS® #A2137818

\$830,000

3 Bedroom, 4.00 Bathroom, 1,598 sqft
Residential on 0.80 Acres

West Hillhurst, Calgary, Alberta

OPEN HOUSE Sunday, 16 June cancelled.
Property is conditionally sold until 20 June.
Are you looking for Hillhurst character without the massive restoration? Come and see this beautiful 1989, fully renovated home in the heart of Hillhurst. 2 bedrooms, 1 & 1-1/2 bath, 1-1/2 storey, light and bright home offering modern updates throughout. As you enter the home, the main floor is flooded with natural light. The generously sized front living room has light hardwood floors and a bay window. As you travel south you enter the fully renovated white kitchen with stone counters, stainless steel appliances, floor to ceiling pantry, and eating bar. The kitchen opens on one side to a very sizeable dining room with built-in seating on two sides. You can easily seat eight here, ten if you're friendly! Step down on the other side into the beautiful family room with wood burning fireplace, continuing wood floors, and picture window overlooking the south back yard. There is plenty of built-in storage here, all clearly matched to the kitchen cabinetry. A lovely 2-piece powder room, tucked away from all the action, and renovated to be consistent with the rest of the home, completes the main floor. Make your way up the beautiful staircase, also flooded with light, and you will enter the master bedroom. Also of a very generous size, the primary bedroom has lots of space for a king bed and accompanying furnishings, ample closet space, AND a spacious master balcony for that morning coffee or evening glass of



wine. WOW! What a rare find! The surface of this deck was redone along with the entire roof, so just move on in and slide into your slippers! The five-piece ensuite features a huge soaker tube surrounded by windows, a double vanity with granite counter tops and lots of storage, and a tiled walk-in shower. There is a 4-piece renovated bathroom and a large second bedroom, also with ample closet space. Heading down to the basement you will find a huge recreation room, currently used as an office for TWO work-at-home professionals, as well as a work-out space, with a gas fireplace. There is a large third bedroom, with a good-sized closet. The window has been replaced and enlarged for egress, and a newer bathroom with walk-in shower. The basement is completed with a laundry and utility area. When you explore the south back yard, you will be welcomed by privacy, a double garage with alley access, brand new fencing in the last year, and of course afternoon sun. Have you favourite realtor book a private showing, or visit our open houses June 8 and 9 from 2 to 4. This is truly the perfect home in West Hillhurst!

Built in 1989

Essential Information

MLS® #	A2137818
Price	\$830,000
Sold Price	\$820,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,598
Acres	0.80
Year Built	1989
Type	Residential

Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	2105 3 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0K5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Pantry, Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2024
Date Sold	June 21st, 2024
Days on Market	17

Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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