

\$850,000 - 305 3 Avenue Ne, Calgary

MLS® #A2150417

\$850,000

4 Bedroom, 2.00 Bathroom, 1,448 sqft

Residential on 0.12 Acres

Crescent Heights, Calgary, Alberta

This 1929 bungalow nestled on a quiet side street in the highly sought-after community of Crescent Heights. This exquisite home has the timeless charm you've been looking for, boasting original period architectural details that reflect its rich history, while the recent extensive renovation ensures you can start to enjoy this home the day you move in.

As you step inside, you are greeted by a bright and spacious living area with large windows that fill the room in natural light. The focal point of the living room is the stunning original brick fireplace surround and mantle, creating a warm and inviting atmosphere. Refinished original hardwood floors flow from the living space into the three generously sized bedrooms and additional versatile den; which provides the ideal space for a home office. The contemporary main level bathroom has been thoughtfully updated with a luxurious walk-in shower

The stylish kitchen features modern stainless steel appliances and also boasts a charming breakfast nook, perfect for enjoying your morning coffee while overlooking the picturesque backyard.

Descending to the fully developed basement, you'll discover an expansive family room designed for both entertaining and unwinding. This space includes a well-appointed wet bar, making it perfect for hosting movie nights or just relaxing. The basement also offers a fourth bedroom, providing ample space for guests or a growing family, along with an



additional 4-piece bathroom for added convenience.

Step outside to your private south backyard oasis featuring mature trees and raised garden beds. Enjoy the afternoon sun on the oversized deck which is a dream for hosting your friends. In the evenings, unwind in the natural cedar hot tub while you admire the twinkle of the downtown city skyline.

Recent updates during the renovation include:

Electrical Panel, Wiring and Fixtures | Plumbing Lines and Fixtures | New Furnace | Landscaping, Deck, Fence, Cedar Hot Tub | Exterior Doors | New Roof | bathrooms & kitchen | Interior & Exterior Painting | Basement Development

Built in 1929

Essential Information

MLS® #	A2150417
Price	\$850,000
Sold Price	\$885,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,448
Acres	0.12
Year Built	1929
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	305 3 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T2E 0H5
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Amenities

Parking Spaces	1
Parking	RV Access/Parking, Single Garage Detached

Interior

Interior Features	Bar, Quartz Counters
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

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

Listing Details

Listing Office	CIR Realty
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