

\$1,699,900 - 2206 3 Avenue Nw, Calgary

MLS® #A2162225

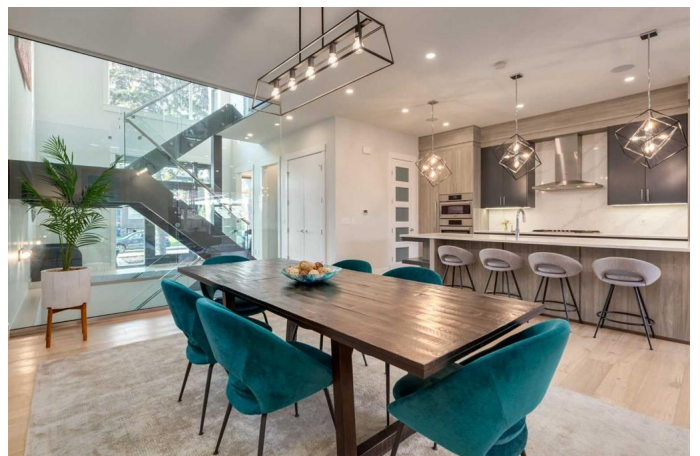
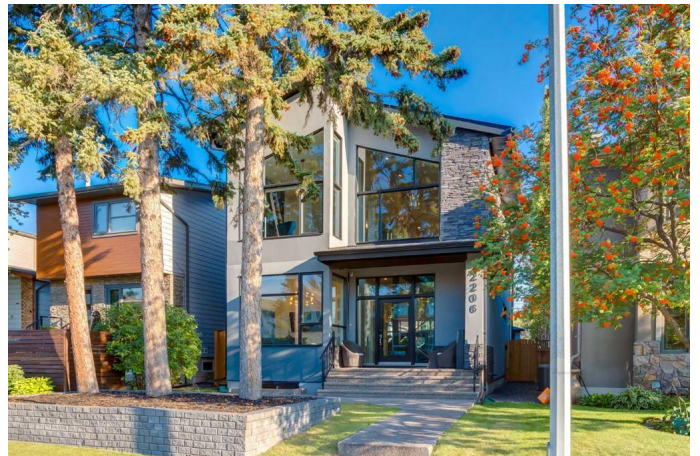
\$1,699,900

4 Bedroom, 4.00 Bathroom, 2,471 sqft

Residential on 0.10 Acres

West Hillhurst, Calgary, Alberta

This home is truly exceptional, presenting striking curb appeal. The grand front entrance features a stunning two-storey design, highlighted by an open-riser staircase with sleek glass railings. A formal front den adds a touch of elegance. The great room opens to a spacious kitchen with a walk-in pantry and Quartz countertops. Every appliance is top-of-the-line, including a Bosch 5-burner gas cooktop with hood fan, a stand-alone fridge and freezer, two wall ovens (one is a steam oven), as well as a microwave and dishwasher. The second pantry features a custom coffee station with a convenient water line, perfect for your morning latte. The bright family room, with its cozy gas fireplace, offers beautiful backyard views. A spacious mudroom adds extra convenience. The backyard is a true oasis, featuring a pergola, an outdoor kitchen with a built-in BBQ and sink, a large gas heater, and water lines extending to the yard and potted plants. The garage is designed for convenience, with a single door leading to the yard, allowing for expanded entertaining space. It also includes a tiled floor, heat, and insulated walls. Upstairs, you'll find three bedrooms: a spacious primary bedroom with a walk-in closet and a luxurious 6-piece ensuite. The ensuite features dual sinks, a soaking tub, a custom shower with body sprays, and in-floor heating. Vaulted ceilings enhance the upper level, including a cozy loft area and a spacious laundry room with a sink and ample storage.



The two kids' bedrooms offer charm and functionality, with one featuring custom-built bookshelves and a ladder. The fully finished lower level adds even more living space, with a fourth bedroom and a large bathroom featuring a "wet room" complete with a steam shower. The gym has rubber flooring, and the family and rec rooms are perfect for entertaining, complete with a wet bar and bar fridge. This neighbourhood delivers parks, playgrounds, a year-round multi-sport community centre, and various dining options, all just a short walk away.

Built in 2017

Essential Information

MLS® #	A2162225
Price	\$1,699,900
Sold Price	\$1,727,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,471
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2206 3 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0K6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Freezer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Raised Hearth, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Built-in Barbecue, Misting System, Outdoor Kitchen, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Interior Lot, Landscaped, Level, Street Lighting, Underground Sprinklers, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 13th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

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