

\$1,500,000 - 2515 3 Avenue Nw, Calgary

MLS® #A2162754

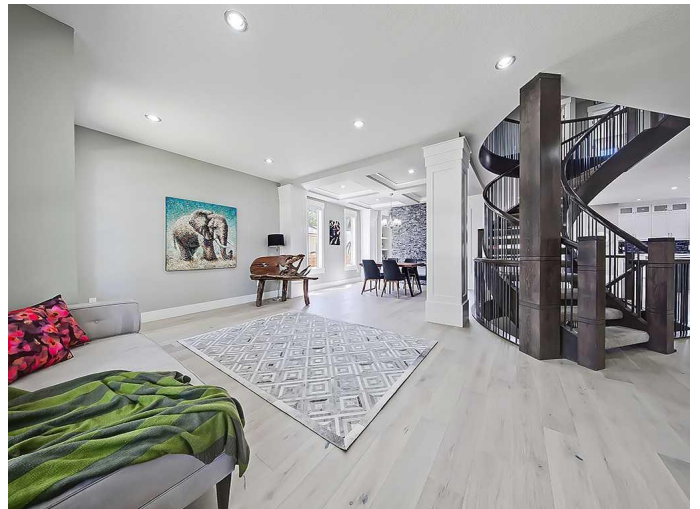
\$1,500,000

4 Bedroom, 5.00 Bathroom, 3,582 sqft

Residential on 0.14 Acres

West Hillhurst, Calgary, Alberta

Now relisted - welcome home! After a lengthy conditional sale and financing falling through, this re-listing offers a custom home nestled in a quiet, tree lined cul-de-sac, situated on a 50'x120' lot in the beautiful inner-city neighborhood of West Hillhurst. This stunning 3,582 square foot home, with four bedrooms and four and a half bathrooms, with over 5,200 square feet of total living space, is sure to impress. Just renovated with brand new white oak wide plank hardwood floors, the open concept, strong architectural design and thoughtful floorplan is set up for endless entertaining and premium living. At the heart of the home, you will find a chef's dream kitchen equipped with a six-burner gas stove, double sized refrigerator/freezer, oversized granite island and a vast walk-in pantry. The main floor seamlessly transitions from formal dining, relaxed lounging and evenings spent next to the floor-to-ceiling stone covered fireplace. Finishing off the main floor is a generously sized office ready for high productivity, a half bath and a walk-in coat closet. The open riser spiral staircase leads to your oasis with a generous sized owner's retreat and spa-inspired ensuite showcasing large dual vanities, a glass-enclosed steam shower, a two-person jetted soaker tub, separate water closet and expansive walk-in closet. Rounding out the second floor is the second and third bedroom, each with individual ensuites and walk-in closets, as well as a multi-purpose loft and convenient laundry



room. Descend into the basement and discover a world of entertainment and relaxation from a cozy fourth bedroom with a connected ensuite to the captivating media room perfect for movie nights. The spacious recreation and bar area set the stage for unforgettable gatherings and memories. This incredible home is completed with a detached triple car garage in the sunny south facing backyard with a sports/RV pad. This home has unparalleled access to trendy shops, river paths, the Foothills Hospital and easy commutes to downtown. If you are looking for an attentively designed home, where luxury and lifestyle converge to create an extraordinary living experience, this is for you. Welcome home to timeless inner-city elegance in West Hillhurst.

Built in 2014

Essential Information

MLS® #	A2162754
Price	\$1,500,000
Sold Price	\$1,475,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,582
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2515 3 Avenue Nw
Subdivision	West Hillhurst

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0L4

Amenities

Parking Spaces	4
Parking	Triple Garage Detached

Interior

Interior Features	Bar, Built-in Features, Jetted Tub, Kitchen Island, Open Floorplan, Pantry
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	September 4th, 2024
Date Sold	September 15th, 2024
Days on Market	11
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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