\$1,149,900 - 2307 3 Avenue Nw, Calgary

MLS® #A2208102

\$1,149,900

3 Bedroom, 4.00 Bathroom, 2,392 sqft Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

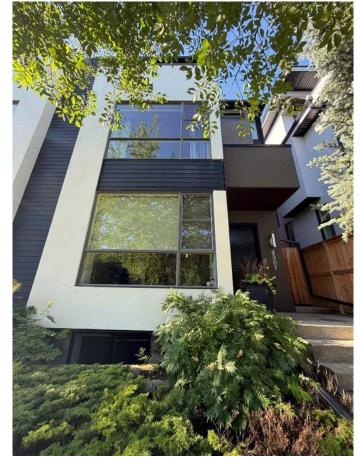
TIMELESS DESIGN MEETS MODERN LIVING IN WEST HILLHURST.

This custom-designed home in sought-after West Hillhurst, blends a refined style with warm materials creating a unique home with timeless appeal. Set on a 130' deep south-facing lot, the property offers over 3,200 sq. ft. of living space with high-quality finishing, delivering exceptional value.

The MAIN LEVEL's layout balances open-plan flow with rooms defined by level changes and feature elements that create cozy, inviting spaces. This intimate design is complimented by 9-foot flat ceilings, rich Tigerwood floors, large windows, and an open staircase featuring skylight that floods the home with natural light. The heart of the home is an entertainer's dream - a sleek kitchen with custom cabinetry, a massive 8' quartz island, full wall pantry, and top-tier Sub-Zero and AEG stainless appliances. Opposite the island is a built in desk, offering lots of area for guests to "hang out", or as a work surface. The spacious great room features a two-sided gas fireplace and built-in media wall and seamlessly connects to the tiled mudroom and the Zen-like backyard retreat.

The SECOND LEVEL, offers two bedrooms separated for privacy, each with a 4 piece bath. The primary includes a fireplace, walk-in closet, and spa-inspired ensuite with heated floors, jetted tub, dual vanities, shower with body sprays, rain shower, and bar shower heads, framed by 10mm glass.





The THIRD FLOOR flex space is an ideal home office, gym, or studio which opens onto a private 13' enclosed sunroom (this level could also be converted to bedroom, with a few modifications).

The fully finished BASEMENT has 9' ceilings and a large media/rec room with 5.1 surround sound/built-in speakers, a full bar area, (mechanical room behind offers possibility for bar sink), guest bedroom, and 3 piece. bath with zoned in-floor heating throughout. House interior was repainted end of 2024, and new roof 2020. Double high velocity furnaces, provide more efficient heat/air distribution, and soft "flex" ducting reduces noise and dust.

Located minutes from Kensington shops and restaurants, several top schools, the river pathways, Foothills hospital, U. of C., SAIT, and downtown, this home delivers style, substance, and a location that never goes out of fashion. A list of upgrades and Maintenance history, can be found in supplements.

Built in 2008

Essential Information

MLS® # A2208102 Price \$1,149,900

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,392

Acres 0.07

Year Built 2008

Type Residential

Sub-Type Semi Detached

Style Side by Side, 3 Storey

Status Active

Community Information

Address 2307 3 Avenue Nw

Subdivision West Hillhurst

City Calgary
County Calgary
Province Alberta
Postal Code T2N 0K9

Amenities

Parking Spaces 2

Parking Alley Access, Double Ga

Insulated, Converted Garage

Remarks

of Garages 2

Interior

Interior Features Bookcases, Built-in Feature

Double Vanity, Dry Bar, H

Natural Woodwork, No Smoking Florine, walk-in Closet(s), when for Sound, Low Flow Plumbing Fixtures, Quartz Counters, Recessed

Lighting, Skylight(s), Separate Entrance, Wired for Data

Appliances Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher,

Dryer, Garage Control(s), Oven-Built-In, Range Hood, Washer, Window

Coverings, Garburator, Gas Cooktop, Gas Water Heater, Humidifier

Heating In Floor, Forced Air, Natural Gas, See Remarks, Zoned

Cooling Central Air

Fireplace Yes

of Fireplaces 3

Fireplaces Basement, Gas, Insert, Living Room, Master Bedroom, Double Sided,

Gas Starter, Glass Doors, Metal, Other, Three-Sided

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, BBQ gas line, Garden, Lighting, Playground, Private Entrance,

Private Yard, Rain Gutters

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance

Landscape, Rectangular Lot, Sloped Up

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed April 23rd, 2025

Days on Market 102 Zoning R-C2

Listing Details

Listing Office Royal LePage Benchmark

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