



THE
A-TEAM

**RE/MAX
FIRST**

2326 3 Avenue, Calgary T2N 0K8

MLS® #: **A2078825**

Area: **West Hillhurst**

Listing Date: **09/07/23**

List Price: **\$2,295,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1945**

Finished Floor Area

Abv Sqft: **3,124**

Low Sqft:

Ttl Sqft: **3,124**

Lot Information

Lot Sz Ar: **4,865 sqft**

Lot Shape:

DOM

255

Layout

Beds: **5 (4 1)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**

Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Flat**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Hardwood,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer

Int Feat:

Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Stone Counters,Storage

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Exercise Room	Basement	12`4" x 13`3"	Kitchen	Basement	22`3" x 9`11"
Game Room	Basement	22`3" x 16`3"	Storage	Basement	5`8" x 9`3"
Bedroom	Basement	10`2" x 12`2"	4pc Bathroom	Basement	
Kitchen	Main	13`6" x 10`0"	Breakfast Nook	Main	10`6" x 10`0"

Living Room	Main	23`2" x 15`5"	2pc Bathroom	Main	
Dining Room	Main	16`2" x 15`5"	Foyer	Main	7`2" x 6`2"
Den	Main	9`7" x 15`3"	Bedroom - Primary	Upper	15`10" x 16`5"
5pc Ensuite bath	Upper		Bedroom	Upper	12`3" x 10`0"
Laundry	Upper	7`11" x 5`11"	Bedroom	Upper	10`6" x 12`5"
Bedroom	Upper	11`0" x 12`1"	Den	Upper	9`7" x 11`9"
Legal/Tax/Financial					

Title:		Zoning:			
Fee Simple		R-C2			
Legal Desc:	3710		Remarks		

Pub Rmks: Welcome to 2326 3ave NW, tucked away on a quiet tree lined street in sought after West Hillhurst this incredible home built by Jerry homes, with interior design by Martin Lee designs showcases craftsmanship like nothing else in this price point. boasting over 4600 sq feet of developed space this home will create a warm living space for all who love to entertain. This home has yet to start construction, buyers input is welcomed, changes can be made to almost all selections of wanted. Take advantage of this great location and well planned home....make this your new dream home - FLOOR PLANS AVAILABLE UPON REQUEST.

Inclusions: N/A
Property Listed By: RE/MAX FIRST

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



3RD AVE SPEC
Plumbing Selections

PLUMBING SUPPLIER TO CONFIRM ALL SHOWER CONFIGURATIONS AND REQUIRED PARTS



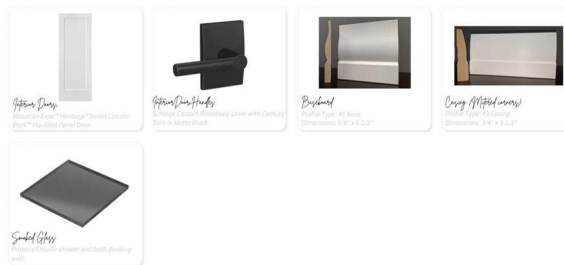
Cabinet Hardware Selections
(Option 1)



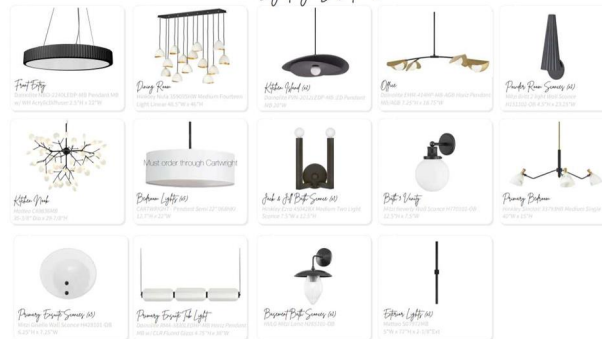
Cabinet Hardware Selections
(Option 2)



3RD AVE SPEC
Interior Finishing



3RD AVE SPEC
Lighting Selections



3RD AVE SPEC
Plumbing Selections

PLUMBING SUPPLIER TO CONFIRM ALL SHOWER CONFIGURATIONS AND REQUIRED PARTS

