



THE
A-TEAM

**RE/MAX
FIRST**

2515 3 Avenue, Calgary T2N0L4

MLS®#: **A2106733**

Area: **West Hillhurst**

Listing Date: **02/15/24**

List Price: **\$1,825,000**

Status: **Active**

County: **Calgary**

Change: **-\$75k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Triple Garage Detached**

DOM

94
Layout
Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **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**
Int Feat: **Bar,Built-in Features,Jetted Tub,Kitchen Island,Open Floorplan,Pantry**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|--------|---------------|------------------|--------|---------------|
| Dining Room | Main | 14`1" x 14`3" | Kitchen | Main | 14`4" x 18`7" |
| Living Room | Main | 26`7" x 15`9" | Living Room | Main | 19`6" x 13`5" |
| Office | Main | 13`6" x 11`5" | Pantry | Main | 11`1" x 7`7" |
| 2pc Bathroom | Main | 5`4" x 7`8" | 4pc Bathroom | Second | 6`3" x 9`5" |
| 4pc Ensuite bath | Second | 5`9" x 9`2" | 5pc Ensuite bath | Second | 14`2" x 14`9" |

Bedroom Second 13`9" x 12`4"
Laundry Second 11`2" x 5`4"
Bedroom - Primary Second 20`3" x 16`6"
4pc Bathroom Basement 8`3" x 6`10"
Media Room Basement 12`10" x 18`6"
Furnace/Utility Room Basement 18`11" x 8`2"

Bedroom Second 13`6" x 15`7"
Loft Second 20`11" x 15`5"
Walk-In Closet Second 14`0" x 14`0"
Bedroom Basement 12`11" x 10`8"
Game Room Basement 39`8" x 17`2"
Other Basement 13`0" x 9`3"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-C2
 Legal Desc: **331AB**

Remarks

Pub Rmks: Experience the pinnacle of luxury-living nestled in the prestigious neighborhood of West Hillhurst, an ideal location that allows you to easily walk or bike to the downtown core. Blocks away from the river, parks, serene walking and biking paths and the vibrant pulse of Kensington's finest restaurants and boutiques, this extraordinary 3582 square foot masterpiece is designed to captivate and indulge every discerning taste, offering an unparalleled lifestyle of sophistication and comfort. As you step inside this custom-built 4 Bedroom 4.5 Bathroom home, with over 5200 square feet of total living space, you are greeted by the sweeping curve of the grand staircase, a statement of elegance that sets the stage for what awaits within. The main floor unfolds into an expansive open layout, thoughtfully designed for seamless entertaining and premium living. At the heart of the home, you will find a chef's dream kitchen equipped with top-of-the-line appliances, an oversized island and an enormous walk-in pantry. The main floor seamlessly transitions from formal dining to relaxed lounging offering a harmonious blend of style and functionality. The spacious living area calls for evenings spent with the family next to the warmth of the floor to ceiling stone covered fireplace. Finishing off the main floor is a generously sized office that provides an oasis for productivity and creativity. Ascending the grand staircase reveals a sanctuary of comfort on the second level, where 3 spacious bedrooms await, each with their own ensuites and walk in closets. A versatile bonus room offers endless possibilities as a tranquil retreat or dynamic workspace, while the convenience of second floor laundry ensures effortless living at every turn. The crown jewel of the home awaits in the primary bedroom, an opulent retreat featuring separate large vanities, a two-person jetted soaker tub and a luxurious shower completed with a rejuvenating steam unit. Step into the sprawling walk-in closet, a haven of organization and style designed to cater to your every need. Descend into the basement and discover a world of entertainment and relaxation from a cozy fourth bedroom with a connected ensuite to a captivating media room perfect for family movie nights. The spacious rec and bar area set the stage for unforgettable gatherings. This incredible executive family home is completed with a detached triple car garage in the sunny south facing backyard with an RV parking pad that offers practical convenience. If you are looking for a thoughtfully 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.

Inclusions: Shoe Wardrobe in office
 Property Listed By: RE/MAX House of Real Estate

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















