



THE
A-TEAM

**RE/MAX
FIRST**

2514 3 Avenue, Calgary T2N 0L3

MLS®#: **A2133345**

Area: **West Hillhurst**

Listing Date: **05/22/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 19-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar: **2,985 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,802**
Low Sqft:
Ttl Sqft: **1,802**

DOM

34
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **35521**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Landscaped,Level,Rectangular Lot,Treed**
Park Feat: **Alley Access,Double Garage Detached,Enclosed,Insulated,Plug-In,Secured**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Courtyard**

Construction: **Concrete,Silent Floor Joists,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Chandelier**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`3" x 10`8"
Kitchen	Main	10`6" x 18`5"
Family Room	Main	16`0" x 13`3"
Bedroom	Upper	10`9" x 13`3"
Laundry	Upper	3`1" x 2`8"
Furnace/Utility Room	Basement	15`0" x 31`6"
3pc Bathroom	Upper	

Room	Level	Dimensions
Dining Room	Main	12`2" x 9`7"
Breakfast Nook	Main	7`3" x 9`3"
Bedroom - Primary	Upper	16`0" x 24`11"
Bedroom	Upper	8`9" x 8`9"
Bedroom	Basement	11`8" x 19`7"
2pc Bathroom	Main	
4pc Ensuite bath	Upper	

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

331AB

Remarks

Pub Rmks: **Public Open House on Saturday June 22nd 1-3 pm! Welcome home to 2514 3 Avenue NW! This charming two story home in the sought after West Hillhurst neighborhood is beautifully renovated! It offers a functional floor plan, gleaming hardwood floor on main, bay window in living room, good size dining area, updated kitchen cabinets & appliances as well as backsplashes and granite countertops, good size breakfast nook, cozy family room with gas burning fireplace, newer carpet, tiles, light fixtures, newer hot water tank & furnace, 3+ 1 bedrooms, large Primary bedroom with an attractive 3 ways fireplace and a 4-piece en-suite , good size second bedroom, and a 3rd bedroom and 2 skylights which makes it a great opportunity for a growing family. Low maintenance private backyard, fully insulated and dry-walled double detached garage, in a quiet location within walking distance to the River & few minutes to Downtown. An excellent opportunity to live in a single family home in this upscale inner city neighborhood, in a family friendly Cul-De-Sac location.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











