



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2216B 3 Avenue, Calgary T2N 0K6**

MLS® #: **A2134759**

Area: **West Hillhurst**

Listing Date: **05/23/24**

List Price: **\$1,449,900**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 03-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **2012**

Lot Information  
Lot Sz Ar: **3,250 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Low Maintenance Landscape,Interior Lot,Landscaped,Rectangular Lot,Views**  
Park Feat: **Double Garage Detached**

DOM

**33**

Layout

Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **3 Storey,Side by Side**

Parking

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

Utilities and Features

Roof: **Flat Torch Membrane**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Other**

Construction: **Concrete,Silent Floor Joists,Stone,Stucco,Wood Frame**

Flooring: **Carpet,Hardwood,Tile**

Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer,Wine Refrigerator**  
Int Feat: **Bookcases,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Skylight(s),Soaking Tub,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>19`2" x 9`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`9" x 11`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`3" x 11`6"</b>	<b>Game Room</b>	<b>Basement</b>	<b>18`1" x 12`11"</b>
<b>Family Room</b>	<b>Third</b>	<b>26`10" x 18`10"</b>	<b>Laundry</b>	<b>Second</b>	<b>4`11" x 2`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`4" x 12`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`6" x 9`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`9" x 9`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`8" x 10`5"</b>

2pc Bathroom  
4pc Bathroom

Main  
Second

4pc Bathroom  
6pc Ensuite bath  
Legal/Tax/Financial

Basement  
Second

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**3710**

Remarks

Pub Rmks:

**A remarkable contemporary inner city home meticulously designed with a functional layout spanning over 3,550 sq ft of developed living space sitting on a 130' deep lot. Adorned in natural light on all levels, with an open floor plan, this incredibly maintained home showcases site finished walnut hardwood, hunter Douglas blinds with remotes, and beautiful millwork throughout. A front formal dining room presents designer light fixtures and overlooks the front street through a large picture window. Centrally located and ideal for entertaining is the kitchen with top of the line appliances including Subzero fridge and Viking 6 burner gas stove, a massive quartzite island, 1 of 3 wine refrigerators, an abundance of cabinetry, and contrasting granite counters. Warm and inviting is the rear living room with a gas fireplace, custom display/bookcases and glass doors opening up to a private oasis backyard. As you ascend to the second level you'll be greeted by a full bath, convenient laundry and three generous bedrooms, including the primary retreat. The tranquil primary is highlighted by soaring ceilings, a private balcony, and unique dressing room with corner bench and windows. A 6pc lavish ensuite offers in-floor heat, deep soaker tub, and glass enclosed steam shower with rain feature. The third level will leave you in awe with how bright it is from the 6 skylights and abundance of windows. This space is ideal for entertaining revealing a massive wet bar, wine cellar, built-in book shelves and wall unit. Continue the party outside as you take in the views from your rooftop patio complete with gas line hookup for a fire table. As you descent to the lower level, you'll find the perfect spot for a man cave with a huge custom media centre, massive wet bar and another wine cellar. A fourth bedroom and full bath is favourable for teens or guests. The home is wired throughout with built-in speakers and offers a quiet setting with the concrete party wall. Stepping outside to your exquisitely finished backyard oasis you'll find a beautiful deck with custom bench and pergola, and a concrete patio complete with a wood burning fireplace to cozy alongside in those cooler Calgary evenings. A double detached fully insulated and heated garage includes a vault for additional storage! Close to the Bow river pathway system, schools, the shops/restaurants of trendy Kensington, Foothills and Children's hospitals, UofC, SAIT, and minutes to downtown. Come personally explore this exceptional home to genuinely appreciate how truly special it is.**

Inclusions:  
Property Listed By:

**Wine Refrigerator X3  
RE/MAX House of Real Estate**

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











