



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2427 3 Avenue, Calgary T2N 0L2**

MLS®#: **A2145112**

Area: **West Hillhurst**

Listing Date: **06/27/24**

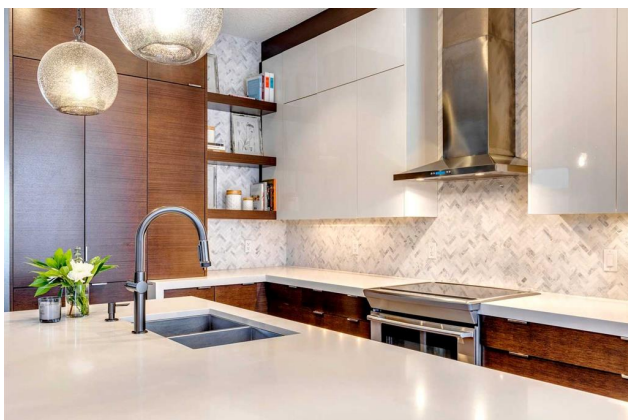
List Price: **\$1,250,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2012**  
Lot Information  
Lot Sz Ar: **3,939 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,513**  
Low Sqft:  
Ttl Sqft: **2,513**

DOM

**5**  
Layout  
Beds: **4 (3 1 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Paved,Rectangular Lot**  
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Range,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Washer,Window Coverings**  
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`11" x 3`1"
Foyer	Main	8`8" x 8`10"
Living Room	Main	15`7" x 28`4"
4pc Bathroom	Upper	8`6" x 5`0"
5pc Ensuite bath	Upper	9`10" x 18`11"
Bedroom	Upper	10`6" x 15`8"

Room	Level	Dimensions
Dining Room	Main	13`9" x 16`11"
Kitchen	Main	8`11" x 18`3"
Office	Main	12`3" x 8`7"
4pc Ensuite bath	Upper	8`2" x 6`2"
Bedroom	Upper	12`1" x 17`10"
Laundry	Upper	8`7" x 6`2"

Bedroom - Primary  
Other  
Game Room

Upper  
Lower  
Lower

12`5" x 18`11"  
7`0" x 7`11"  
20`2" x 24`2"

4pc Bathroom  
Bedroom  
Furnace/Utility Room

Lower  
Lower  
Lower

8`8" x 5`0"  
13`11" x 15`3"  
7`8" x 9`10"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-C2

1310562

Remarks

Pub Rmks:

Welcome to luxury living in West Hillhurst! This INNER CITY, DETACHED HOME! offers exceptional access to all amenities, schools, thoroughfares and is less than 10 minutes away from Foothills Medical Centre, Alberta Children's hospital and the new Comprehensive Cancer Center. A stunning executive home that boasts unparalleled craftsmanship and impeccable design throughout. With 4 bedrooms and 4.5 baths spread across three spacious levels, this residence offers ample space for comfortable family living. As you step inside, you'll be greeted by a formal foyer and immediately notice the soaring 10-foot ceilings and an inviting open-concept floor plan, ideal for both entertaining and everyday living. The main floor features a thoughtfully designed layout, complete with a stylish office, a floor to ceiling 2 sided fireplace feature wall of Carrera marble that lends definition to the elegant living room and the formal dining area complete with a wall of built-ins and wine station. A chef's dream kitchen with an expansive quartz island serves as the focal point, perfect for gathering with loved ones and more casual dining. Upstairs, you'll find a luxurious primary bedroom retreat, complete with a spa-like 5-piece ensuite bathroom featuring a soaker tub and separate steam shower. Two additional bedrooms and bathrooms and upper floor laundry offer convenience and comfort for the entire family. The fully developed basement is an entertainer's delight, with in-floor heating ensuring year-round comfort. The attention to detail is evident in every corner of this home, from the true foyer entry to the rear mudroom, providing convenience and functionality for busy lifestyles. Hardwood flooring flows seamlessly throughout the main level and upper floor, adding warmth and sophistication to the space. Other notable features include privacy film on all windows on the back of the house, air conditioning, on-demand hot water, and a new furnace, providing modern convenience and peace of mind. The rear double detached garage has just recently been upgraded with insulation, finished drywall and a heater to help ease those cold morning starts. Experience the epitome of urban luxury living in this outstanding West Hillhurst residence. Don't miss your chance to call this exquisite property home - schedule your private showing today!

Inclusions:  
Property Listed By:

N/A  
Century 21 Bamber Realty LTD.

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

