

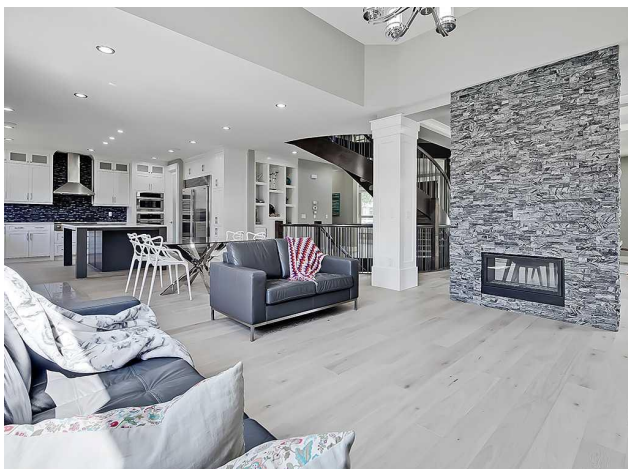


THE
A-TEAM

**RE/MAX
FIRST**

2515 3 Avenue, Calgary T2N0L4

MLS®#: **A2145176** Area: **West Hillhurst** Listing Date: **06/27/24** List Price: **\$1,699,000**
 Status: **Active** County: **Calgary** Change: **None** 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:

Finished Floor Area
 Abv Sqft: **3,582**
 Low Sqft:
 Ttl Sqft: **3,582**

DOM

7
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

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

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"





