

2515 3 Avenue, Calgary T2N0L4

MLS®#: A2145176 West Hillhurst Listing 06/27/24 List Price: **\$1,699,000** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Detached City/Town:

Year Built: 2014 Lot Information

Lot Sz Ar: Lot Shape:

Calgary

Low Sqft:

Finished Floor Area

Abv Saft:

Ttl Sqft: 5,995 sqft

3,582 3,582

Parking

<u>DOM</u>

<u>Layout</u>

Beds:

Baths:

Style:

7

Ttl Park: 4 Garage Sz: 3

4 (3 1)

4.5 (4 1)

2 Storey

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Private Yard Ext Feat:

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

Bar, Built-in Features, Jetted Tub, Kitchen Island, Open Floorplan, Pantry

Int Feat: **Utilities:**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"

	and a half bathrooms, with over 5,200 square feet of total living space, is sure to impress. Just renovated with brand new white oak wide plank hardwood floors open concept, strong architectural design and thoughtful floorplan is set up for endless entertaining and premium living. At the heart of the home, you will find							
Pub Rmks:	Now relisted - welcome home! After a lengthy conditional sale and financing falling through, this re-listing offers a custom home nestled in a quiet, tree lined c dec-sac, situated on a 50'x120' lot in the beautiful inner-city neighborhood of West Hillhurst. This stunning 3,582 square foot home, with four bedrooms and fo							
			Remarks					
Legal Desc:	331AB							
Fee Simple		R-C2						
Title:		Zoning:						
			Legal/Tax/Financial					
Furnace/Utility Room	Basement	18`11" x 8`2"	Other	Basement	13`0" x 9`3"			
Media Room	Basement	12`10" x 18`6"	Game Room	Basement	39`8" x 17`2"			
4pc Bathroom	Basement	8`3" x 6`10"	Bedroom	Basement	12`11" x 10`8"			
Bedroom - Primary	Second	20`3" x 16`6"	Walk-In Closet	Second	14`0" x 14`0"			
Laundry	Second	11`2" x 5`4"	Loft	Second	20`11" x 15`5"			
Bedroom	Second	13`9" x 12`4"	Bedroom	Second	13`6" x 15`7"			

Now relisted - welcome home! After a lengthy conditional sale and financing falling through, this re-listing offers a custom home nestled in a quiet, tree lined culdec-sac, situated on a 50'x120' lot in the beautiful inner-city neighborhood of West Hillhurst. This stunning 3,582 square foot home, with four bedrooms and four and a half bathrooms, with over 5,200 square feet of total living space, is sure to impress. Just renovated with brand new white oak wide plank hardwood floors, the open concept, strong architectural design and thoughtful floorplan is set up for endless entertaining and premium living. At the heart of the home, you will find a chef's dream kitchen equipped with a six-burner gas stove, double sized refrigerator/freezer, oversized granite island and a vast walk-in pantry. The main floor seamlessly transitions from formal dining, relaxed lounging and evenings spent next to the floor-to-ceiling stone covered fireplace. Finishing off the main floor is a generously sized office ready for high productivity, a half bath and a walk-in coat closet. The open riser spiral staircase leads to your oasis with a generous sized owner's retreat and spa-inspired ensuite showcasing large dual vanities, a glass-enclosed steam shower, a two-person jetted soaker tub, separate water closet and expansive walk-in closet. Rounding out the second floor is the second and third bedroom, each with individual ensuites and walk-in closets, as well as a multi-purpose loft and convenient laundry room. Descend into the basement and discover a world of entertainment and relaxation from a cozy fourth bedroom with a connected ensuite to the captivating media room perfect for movie nights. The spacious recreation and bar area set the stage for unforgettable gatherings and memories. This incredible home is completed with a detached triple car garage in the sunny south facing backyard with a sports/RV pad. This home has unparalleled access to trendy shops, river paths, the Foothills Hospital and easy commutes to downtown. If you are

Inclusions: No

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



















