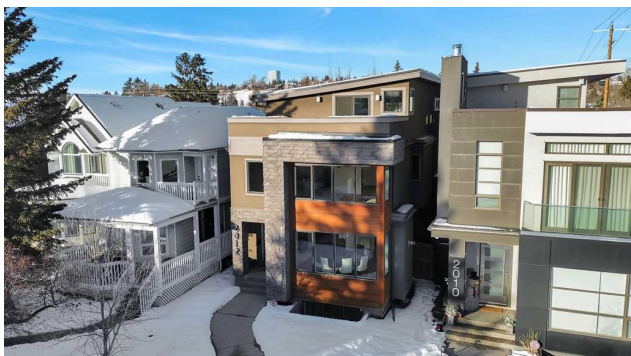




2012 3 Avenue, Calgary T2N 0K2

MLS®#: **A2183099** Area: **West Hillhurst** Listing Date: **12/11/24** List Price: **\$1,780,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **4,155 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,684**
 Low Sqft:
 Ttl Sqft: **3,684**

DOM

42
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Level,Underground Sprinklers,Rectangular Lot,Views**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,Other,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle,Flat**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Barbecue,Built-in Barbecue,Courtyard,Gas Grill,Gray Water System,Lighting,Outdoor Grill,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Range,Gas Water Heater,Microwave,Range Hood,Refrigerator,Washer,Washer/Dryer,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Steam Room,Storage,Sump Pump(s),Vaulted Ceiling(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	24`3" x 17`9"	Dining Room	Main	15`5" x 15`6"
Living Room	Main	16`7" x 17`9"	Bedroom - Primary	Second	18`7" x 21`11"
Bedroom	Second	11`10" x 11`4"	Bedroom	Second	11`10" x 11`5"
Bedroom	Lower	13`6" x 13`9"	Media Room	Lower	16`2" x 16`9"
Exercise Room	Lower	19`4" x 18`6"	Loft	Upper	40`10" x 23`1"
5pc Bathroom	Second	0`0" x 0`0"	4pc Bathroom	Second	
4pc Bathroom	Basement		2pc Bathroom	Main	

Title: **Fee Simple**
 Zoning: **SR**
 Legal Desc: **1110611**

Remarks

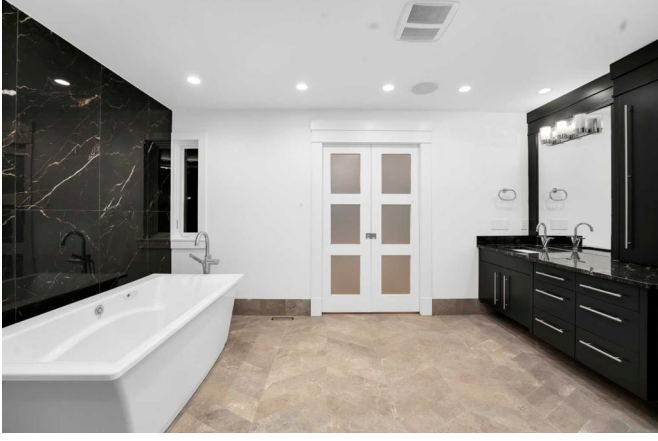
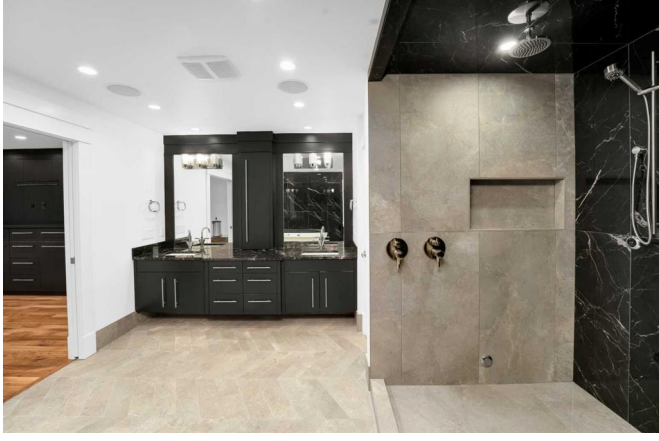
Pub Rmks: **Completely refreshed and ready for you to call home. This family neighborhood is calling and 2012 3 Avenue NW is ready for you to make memories. Built on an oversized lot, every room in this 4900+ sq ft home has been updated. The standard infill home built on a 1/2 lot results in a house with interior wall widths of 15'6". Because this home is built on an oversized lot, the interior wall width is 22'6"... that is 7 feet wider and it is immediately noticeable when you walk through the grand 8 foot tall front door. The home has been equipped with smart home features that will allow you to verbally manage lighting and other add-ons throughout. You will be greeted by a beautifully refinished front and rear foyer featuring chevron tile work and custom cabinetry. It won't take long to notice the grand 16 foot island with waterfall edges and cabinetry on both sides that showcase the beautifully redesigned kitchen with luxurious finishings; including SubZero, Miele and Wolf appliances. A spacious dining room and living room with floor to ceiling millwork complete the main floor. The second floor includes 2 secondary bedrooms, a shared bathroom and a dedicated laundry room. Finally on the second floor you have the primary suite, with a beautiful walkthrough closet, and a completely remodeled 8 piece ensuite that includes a steam shower and private water closet. The top floor is an entertainer's paradise. You have a deck with City views that is roughed in for a hot tub, a wet bar with built-in wine storage, a dishwasher, and built-in cabinetry for an entertainment unit. The top floor has ample space to accommodate a foosball table, ping pong table, home office and more. In the basement you will find a 4th bedroom with a large closet, a main area that is currently set up as a gym and a sunken theater room with surround sound. Throughout the house there are ceiling mounted integrated speakers (22 in total, with more on the deck and rear patio). Additional features in the home include in-floor slab heat in the basement, irrigation for the yard, and a professionally landscaped backyard with a built-in Napoleon barbeque & outdoor stone cladded fireplace. The home also has a heated oversized double garage with ample shelving and storage. The community of West Hillhurst is vibrant, close to sought after schools, playgrounds and is incredibly walkable with local shops and an off leash dog park nearby to enjoy.**

Inclusions: **N/A**
 Property Listed By: **CIR Realty**

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











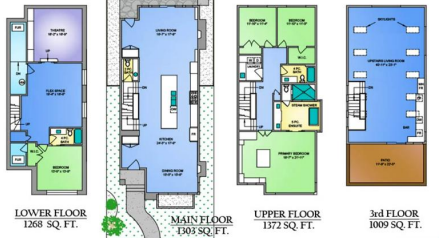



HUSYAN LAJI
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2012, 3 AVENUE NW
 APRIL 7, 2021
Prepared by PROPER VALUE INC. for the exclusive use of realtors. All data, trends and forecasts are intended to provide general information and are not intended to constitute an offer. All other measurements must be verified.

	RMS SQFT	TOTAL AREA SQFT	GARAGE SQFT
3rd FLOOR	1009	1009	-
UPPER FLOOR	1372	1372	483
MAIN FLOOR	1383	1383	-
LOWER FLOOR	-	1388	-
TOTAL	3664	4052	483





NORTH
