

2326 3 Avenue, Calgary T2N 0K8

MLS®#: **A2185675** Area: **West Hillhurst** Listing Date: **01/06/25** List Price: **\$2,550,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,865 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,122**
 Low Sqft:
 Ttl Sqft: **3,122**

DOM
11
Layout
 Beds: **5 (4 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **3**
 Garage Sz: **3**

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

Utilities and Features

Roof: **Flat**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Range Hood,Refrigerator,Washer**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Skylight(s),Soaking Tub,Stone Counters,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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Office	Main	12`5" x 14`0"	Foyer	Main	7`0" x 12`6"
Dining Room	Main	14`11" x 15`2"	Mud Room	Main	12`3" x 16`8"
Living Room	Main	25`7" x 14`2"	Kitchen	Main	22`11" x 14`3"
Breakfast Nook	Main	9`5" x 14`4"	2pc Bathroom	Main	6`1" x 5`4"
Loft	Upper	10`4" x 15`11"	3pc Ensuite bath	Upper	10`2" x 5`6"
Bedroom	Upper	9`11" x 11`4"	Laundry	Upper	6`0" x 7`8"
5pc Ensuite bath	Upper	13`7" x 14`3"	Bedroom - Primary	Upper	15`5" x 15`11"
Bedroom	Upper	12`11" x 11`5"	5pc Bathroom	Upper	4`10" x 12`0"
Bedroom	Upper	13`4" x 11`4"	Furnace/Utility Room	Basement	14`7" x 6`7"
Game Room	Basement	28`0" x 15`11"	Exercise Room	Basement	12`9" x 15`11"
Kitchen	Basement	19`10" x 10`5"	Bedroom	Basement	11`10" x 9`11"
4pc Bathroom	Basement	4`11" x 9`11"			

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 3710

Zoning: R-C2

Remarks

Pub Rmks: **FULLY LOADED, ONE OF A KIND...Welcome to 2326 3 Avenue NW, a stunning home on a quiet, tree-lined street in the heart of desirable West Hillhurst. Built by Jerry Homes and thoughtfully designed by Martin Lee Designs, this home offers over 4,500 sq. ft. of beautifully crafted living space, blending timeless elegance with modern functionality. The main floor is an entertainer's dream, designed to impress and connect seamlessly with outdoor living. A show stopping kitchen takes center stage with a massive waterfall island, integrated appliances, a gas range with a convenient pot filler, and a tucked away butler's pantry. The open living space is anchored by an impressive central gas fireplace, while folding patio doors blur the line between indoor and outdoor spaces, leading to the deck and backyard. Tucked discreetly off the foyer, a private office hides behind custom built-ins, offering a serene workspace. Upstairs, four spacious bedrooms provide room for everyone. The primary suite is a luxurious retreat, featuring a spa-inspired ensuite with a freestanding tub, an oversized rain shower, and elegant finishes. A skylight brightens the space, adding a serene touch. One of the additional bedrooms includes its own 3-piece ensuite, while the others share a beautifully appointed bathroom. A cozy loft area offers versatility, perfect for reading or relaxation, and a well-equipped upper laundry room adds convenience to everyday life. The fully developed basement expands the living space, starting with a large recreation room complete with a wet bar and an adjacent wine room featuring striking backlit shelving. Fitness enthusiasts will love the glass-enclosed gym with mirrors, built-in speakers, and shelving. A fifth bedroom, a full 4-piece bathroom, and ample storage complete this level. Every detail of this home has been meticulously planned, from the dramatic circular staircase with under-mount lighting to the herringbone-patterned hardwood flooring and black-framed windows. Outside, a triple-car garage and a wood-burning fireplace enhance the appeal. Located minutes from the river pathways, top schools, and downtown, this exceptional property combines inner-city convenience with unmatched style and comfort. ***4TH BEDROOM NEXT TO MASTER CAN BE CONVERTED INTO DREAM MASTER CLOSET AT BUYERS REQUEST *****

Inclusions: Dishwasher in basement
 Property Listed By: RE/MAX First

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











