

2216A 3 Avenue, Calgary T2N 0K6

MLS® #: **A2197156** Area: **West Hillhurst** Listing Date: **02/27/25** List Price: **\$1,449,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **3,250 sqft**
 Lot Shape:

DOM

0
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **3 (or more) Storey, Attached-Side by Side**

Parking

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

Access:
 Lot Feat: **Back Lane, Back Yard, Few Trees, Interior Lot, Level, Low Maintenance Landscape, Rectangular Lot, Views**
 Park Feat: **Double Garage Detached, Garage Faces Rear**

Utilities and Features

Roof: **Flat Torch Membrane**
 Heating: **In Floor, Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line, Built-in Barbecue**

Construction: **Concrete, Silent Floor Joists, Stone, Stucco**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Wine Refrigerator**
 Int Feat: **Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s), Wet Bar, Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **3710**

Remarks

Pub Rmks:

A remarkable contemporary inner city home meticulously designed with a functional layout spanning over 3,565 sq ft of developed living space sitting on a 130' deep lot. Welcoming you inside this incredibly maintained home you'll find site finished walnut hardwood, electric blinds throughout, and beautiful millwork. A front formal dining room overlooks the front street through a large south exposed picture window and effortlessly flows into the magnificent kitchen. Centrally located and truly the heart of the home, the kitchen presents top of the line appliances including Subzero fridge and Viking 6 burner gas stove. An abundance of counter and cabinet space ensures a place for everything and everyone will love gathering around the extensive centre island with beverage fridge. Sprawling off the kitchen is the inviting living room with a gas fireplace, custom display/bookcases and glass doors opening up to a private oasis backyard. Tucked back and out of sight is the mudroom and marble finished 2pc bath. As you ascend open riser stairs to the 2nd level you'll be greeted by a full bath, convenient laundry and three generous bedrooms, including the primary retreat. The tranquil primary is highlighted by soaring ceilings, a private balcony, gas fireplace, and unique dressing room with corner bench. A 6pc lavish ensuite offers an updated sliding barn door and cabinet built-in. In-floor heat ensures your feet stay warm while a deep jetted tub and glass enclosed steam shower with rain feature define relaxation. The 3rd level will leave you in awe with how bright it is from the multiple skylights and abundance of windows. This space is ideal for entertaining revealing a massive wet bar, wine cellar, and built-in media centre with book shelves. Continue the party outside as you take in the views from your rooftop patio complete with gas line hookup for a fire table and incredible views. Descending to the lower level, you'll find the perfect spot for a man cave with a projector and screen to watch "the big game" or enjoy those family movies, massive wet bar and another wine cellar. A fourth bedroom and full bath is favourable for teens or guests. The home is wired throughout with built-in speakers and offers a quiet setting with a concrete party wall. Stepping outside to your exquisitely finished backyard oasis you'll find a beautiful deck with a built-in high-end BBQ with cabinets, and a patio complete with matching herb garden boxes and a wood burning fireplace to cozy alongside on those cooler Calgary evenings. A double detached fully insulated and heated garage presents a PVC slat wall and overhead racks! Close to the Bow river pathway system, schools, the shops/restaurants of trendy Kensington, Foothills and Children's hospitals, UofC, SAIT, and minutes to downtown. Come personally explore this exceptional home to genuinely appreciate how truly special it is.

Inclusions:

2 Full Height Wine Cellar Units

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













