

\$749,000 - 2, 924 3 Avenue Nw, Calgary

MLS® #A2261571

\$749,000

4 Bedroom, 5.00 Bathroom, 1,943 sqft

Single Family on 0.00 Acres

Sunnyside, Calgary, Alberta

Welcome to this stunning 3-storey fourplex house, quietly nestled on a peaceful side street in the highly sought-after Kensington community. Enjoy the best of inner-city living, just steps from the Bow River, LRT, top-rated restaurants, cozy coffee shops, and the vibrant energy of Kensington Village. This exceptional home offers a total of 2,523 sq.ft. of living space (1,943 sq.ft. RMS + 580 sq.ft. developed basement) and is ideal for professionals, families, or investors. You're also perfectly situated near Downtown Calgary, SAIT, the University of Calgary, and more. The main level showcases a sleek open-concept design featuring a warm natural gas fireplace, spacious dining area, and a chef's kitchen with premium quartz countertops, custom cabinetry, and elegant laminate flooring—perfect for both everyday living and entertaining guests. On the second level, you'll find two generous bedrooms, including a primary suite with a walk-in closet and a luxurious 5-piece spa ensuite complete with a jetted tub. The third-floor loft offers flexible living space, including a bonus room, an additional bedroom, a full bathroom, and a large private balcony—perfect for relaxing evenings or enjoying your morning coffee. The fully finished basement features a media room, 4th bedroom, full bathroom, and plenty of storage. Outside, the professionally landscaped backyard offers a private oasis—ideal for barbecuing and entertaining on long summer nights. This home truly



delivers the perfect blend of location, lifestyle, and luxury. A must-see opportunity! (id:6289)

Built in 2014

Essential Information

Listing #	A2261571
Price	\$749,000
Bedrooms	4
Bathrooms	5.00
Half Baths	1
Square Footage	1,943
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2, 924 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
Province	Alberta
Postal Code	T2N0J6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Hood Fan, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Has Basement Yes

Exterior

Exterior Stone, Stucco
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Grand Realty



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