

\$1,070,000 - 2534 3 Avenue Nw, Calgary

MLS® #A2264394

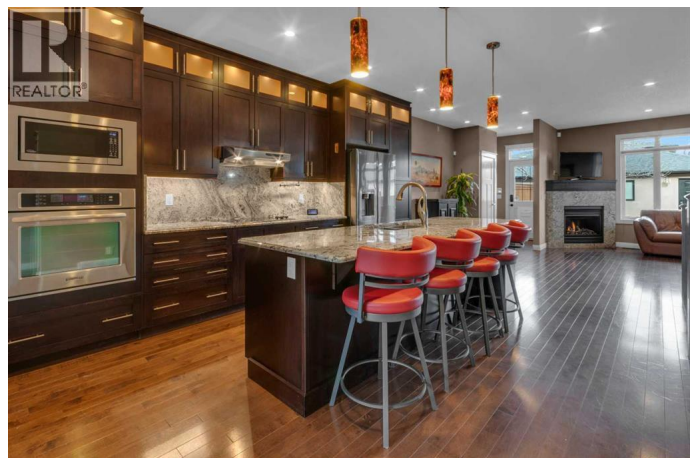
\$1,070,000

4 Bedroom, 4.00 Bathroom, 2,217 sqft

Single Family on 0.07 Acres

West Hillhurst, Calgary, Alberta

HOME SWEET HOME! Welcome to this one of a kind extraordinary two and a half story family home situated in the heart of West Hillhurst in sought-after and historic Kensington steps from the river and all the hot spots in the area. This immaculately maintained home offers incredible pride of ownership with 4 bedrooms, 3.5 bathrooms, 3 FAMILY/LIVING AREAS + CENTRAL AIR CONDITIONING, HOT TUB, EV ROUGH IN and 3,088+ SQFT DEVELOPED AND thoughtfully appointed living space throughout. Heading inside you will be blown away by the luxurious hardwood flooring, vaulted ceilings and contemporary open concept floor plan. The main floor offers a spacious foyer, bright dining area, sun-drenched living room with a gas burning fireplace and a spectacular gourmet chef's kitchen perfectly equipped with floor to ceiling cabinetry, a large center granite island with a breakfast bar, premium stainless steel appliances, granite backsplash and a breakfast nook. Heading upstairs you will find 2 great sized-bedrooms, a stunning 4 piece bathroom, laundry closet, linen closet and the dreamy primary bedroom with a huge walk-in closet suitable for all your needs and a breathtaking, spa-like 6 piece ensuite bathroom with a soaker jet tub, bidet, double vanity sinks, make up table and an oversized steam shower. Continuing up the stairs you will find a TOP FLOOR LOFT that is flooded with natural sunlight with large skylights and oversized windows. This is a perfect space for



a bonus room for kids or to be utilized as a fitness/yoga room or an office space. Heading downstairs you will find a 4th generous sized bedroom, a full bathroom, large family/recreation room and a utility room with a 60 gallon water tank, high efficiency furnace and ample storage space. Additional UPGRADES include Water filtration system, Telus alarm, electrical upgrades, rough-in for EV charging, silent air conditioner (2023), solid wood and spindle tails, 3"baseboards and 2" blinds. Outside, there is a spacious double detached garage and a fully fenced and landscaped backyard with a low maintenance deck, hot tub, BBQ gas line and weeping tile on the ease side so thereâ€™s no backyard drainage issues. True Pride of ownership shows and home is well maintained (recent furnace, vent and carpet cleaning plus AC and steam shower servicing, water filtration system filters ordered for your next change and general paint touchups as needed). UNBEATABLE LOCATION steps from the Bow River and pathway system, the Peace Bridge, boutique shopping, pubs, coffee shops, bistros, LRT station, Downtown and all major amenities. MUST VIEW, book your private tour of this GEM today! (id:6289)

Built in 2010

Essential Information

Listing #	A2264394
Price	\$1,070,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,217
Acres	0.07
Year Built	2010
Type	Single Family

Sub-Type Freehold

Community Information

Address 2534 3 Avenue Nw
Subdivision West Hillhurst
City Calgary
Province Alberta
Postal Code T2N0L3

Amenities

Amenities Park, Playground, Recreation Nearby, Schools, Shopping
Features Treed, PVC window, Closet Organizers, No Smoking Home, Level, Gas BBQ Hookup
Parking Spaces 2
Parking Detached Garage
of Garages 2
View View

Interior

Appliances Refrigerator, Cooktop - Electric, Range - Electric, Dishwasher, Microwave, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating Natural gas Forced air
Cooling Central air conditioning
Fireplace Yes
of Fireplaces 1
of Stories 3
Has Basement Yes

Exterior

Exterior Stone, Stucco
Exterior Features Landscaped
Foundation Poured Concrete

Listing Details

Listing Office Century 21 Bamber Realty LTD.



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Listing information last updated on November 2nd, 2025 at 1:46am PDT