

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

MLS® #A2264394

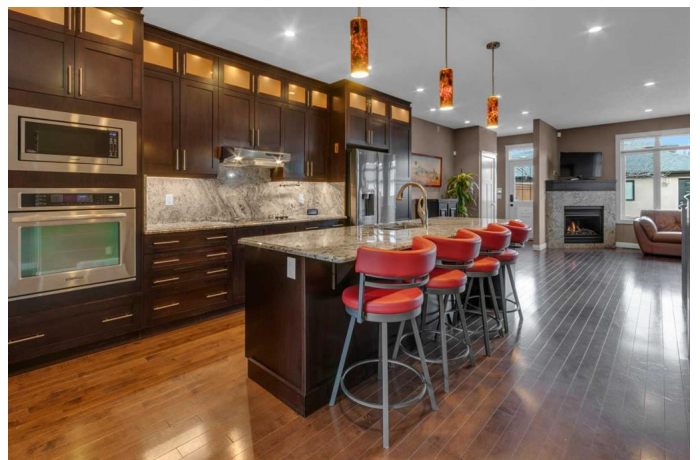
\$1,070,000

4 Bedroom, 4.00 Bathroom, 2,217 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

OPEN HOUSE - SATURDAY NOVEMBER 1, 2-4PM! 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!

Built in 2010

Essential Information

MLS® #	A2264394
Price	\$1,070,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,217
Acres	0.07
Year Built	2010

Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 and Half Storey
Status	Active

Community Information

Address	2534 3 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0L3

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s), Jetted Tub, Skylight(s), Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile, Gas Log
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape, Private, Treed, Views, City Lot
Roof	Asphalt Shingle

Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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