

# \$1,195,000 - 2307 3 Avenue Nw, Calgary

MLS® #A2208102

**\$1,195,000**

3 Bedroom, 4.00 Bathroom, 2,392 sqft

Residential on 0.07 Acres

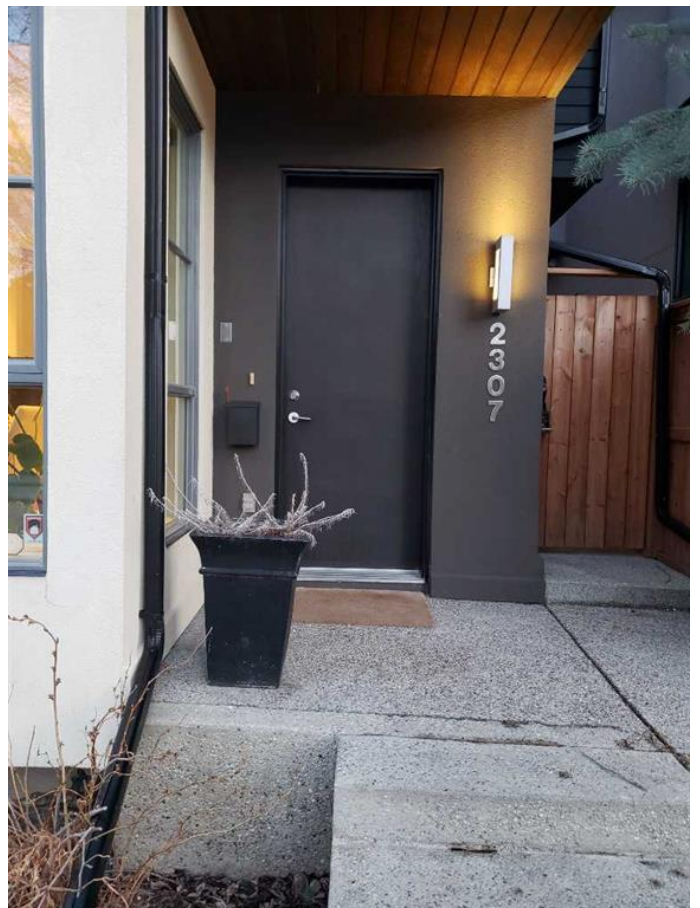
West Hillhurst, Calgary, Alberta

## TIMELESS DESIGN MEETS MODERN LIVING IN WEST HILLHURST.

This custom-designed home in sought-after West Hillhurst, blends a refined style with warm materials creating a unique home with timeless appeal. Set on a 130' deep south-facing lot, the property offers over 3,200 sq. ft. of living space with high-quality finishing, delivering exceptional value.

The MAIN LEVEL's layout balances open-plan flow with rooms defined by level changes and feature elements that create cozy, inviting spaces. This intimate design is complimented by 9-foot flat ceilings, rich Tigerwood floors, large windows, and an open staircase featuring skylight that floods the home with natural light. The heart of the home is an entertainer's dream - a sleek kitchen with custom cabinetry, a massive 8' quartz island, full wall pantry, and top-tier Sub-Zero and AEG stainless appliances. Opposite the island is a built in desk, offering lots of area for guests to "hang out", or as a work surface. The spacious great room features a two-sided gas fireplace and built-in media wall and seamlessly connects to the tiled mudroom and the Zen-like backyard retreat.

The SECOND LEVEL, offers two bedrooms separated for privacy, each with a 4 piece bath. The primary includes a fireplace, walk-in closet, and spa-inspired ensuite with heated floors, jetted tub, dual vanities, shower with body sprays, rain shower, and bar shower heads, framed by 10mm glass.



The THIRD FLOOR flex space is an ideal home office, gym, or studio which opens onto a private 13â€™ enclosed sunroom (this level could also be converted to bedroom, with a few modifications).

The fully finished BASEMENT has 9â€™ ceilings and a large media/rec room with 5.1 surround sound/built-in speakers, a full bar area, ( mechanical room behind offers possibility for bar sink), guest bedroom, and 3 piece. bath with zoned in-floor heating throughout. House interior was repainted end of 2024, and new roof 2020. Double high velocity furnaces, provide more efficient heat/air distribution, and soft "flex" ducting reduces noise and dust.

Located minutes from Kensington shops and restaurants, several top schools, the river pathways, Foothills hospital, U. of C., SAIT, and downtown, this home delivers style, substance, and a location that never goes out of fashion. A list of upgrades and Maintenance history, can be found in supplements.

Built in 2008

**Essential Information**

MLS® #	A2208102
Price	\$1,195,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,392
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Storey
Status	Active

## Community Information

Address	2307 3 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0K9

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Insulated, Alley Access, Converted Garage, Block Driveway, Garage Faces Rear, See Remarks
# of Garages	2

## Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Skylight(s), Walk-In Closet(s), Wired for Sound, Bookcases, Dry Bar, Natural Woodwork, Wired for Data
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Oven-Built-In, Range Hood, Washer, Window Coverings, Gas Water Heater, Humidifier
Heating	In Floor, Forced Air, Natural Gas, See Remarks, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Three-Sided, Basement, Double Sided, Gas Starter, Glass Doors, Insert, Master Bedroom, Metal, Other
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Lighting, Private Yard, Rain Gutters, Playground, Private Entrance
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular Lot, Sloped Up
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 23rd, 2025

Days on Market            21

Zoning                        R-C2

### **Listing Details**

Listing Office                Royal LePage Benchmark

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