

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

MLS® #A2208102

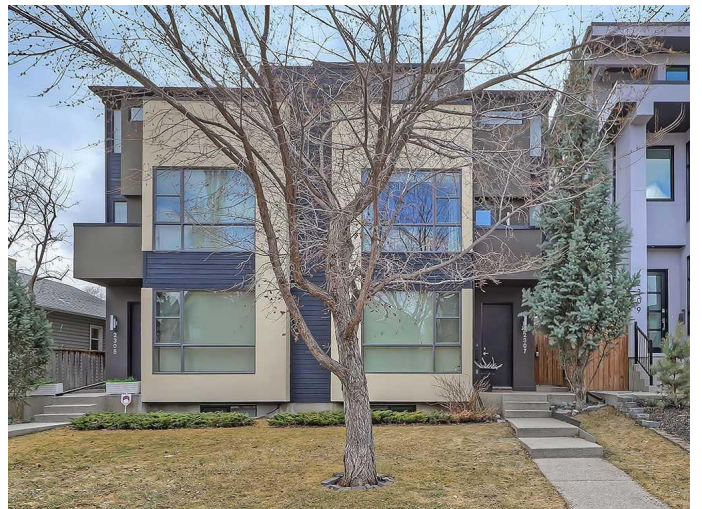
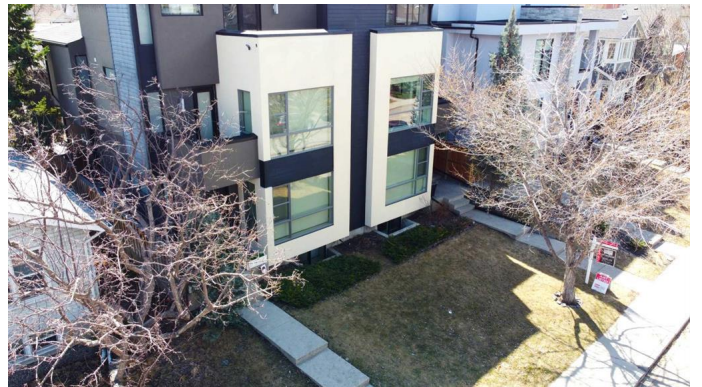
\$1,195,000

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 architecturally striking, four-level home in sought-after West Hillhurst blends timeless design with ultra-modern style. Set on a 130' deep south-facing lot, the property offers over 3,200 sq. ft. of refined living space and exceptional value. Inside, a thoughtfully designed open floor plan showcases 9-foot flat ceilings, rich Tigerwood hardwood floors, and floor-to-ceiling windows that flood the home with natural light. The layout balances flow with purposeful definition, using level changes and feature elements like the oak open-riser staircase and a dramatic skylight that pours light through the core of the home. 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. The built in counter opposite island creates great "HANG OUT" space for entertaining. The open great room features a two-sided gas fireplace and built-in media wall, seamlessly connecting to the tiled mudroom and landscaped backyard with a large south-facing deck. **SECOND LEVEL**, offers two bedrooms separated for privacy, 4 pce. main bath, and includes a spacious primary suite with 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. A dedicated second-floor laundry



room adds convenience. Step out to North facing balcony on this level as well. The THIRD FLOOR flex spaceâ€™ideal as a home office, gym, or studioâ€™opens to a private 13â€™ enclosed sun room. Could also be converted to guest bedroom, with a few modifications. The fully finished basement with 9â€™ ceilings, includes a large media/rec room wired for 5.1 surround sound, a full bar area, guest bedroom, and 3 pce. bath with zoned in-floor heating throughout. Located minutes from Kensington shops and restaurants, top schools, the river pathways, and downtown, this home delivers style, substance, and a location that never goes out of fashion.

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 Alley Access, Double Garage, Faces Rear
of Garages 2

Interior

Interior Features Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, Separate Entrance, Walk-In Pantry, Low Flow Plumbing Fixtures, Skylight(s), Wired for Data, Windows

Appliances Central Air Conditioner, Humidifier, Range Hood, Walk-In Refrigerator, Built-In Refrigerator, Oven-Built-In Dishwasher, Heater

Heating Forced Air, Natural Gas, In Floor Heating

Cooling Central Air

Fireplace Yes

of Fireplaces 3

Fireplaces Gas, Living Room, Basement, Double Sided, Gas Starter, Glass Doors, Insert, Master Bedroom, Metal, Other, Three-Sided

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, BBQ gas line, Garden, Lighting, Private Yard, Playground, Private Entrance, Rain Gutters

Lot Description Back Lane, Back Yard, Front Yard, Rectangular Lot, Few Trees, Low Maintenance Landscape, Sloped Up

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Cement Fiber Board

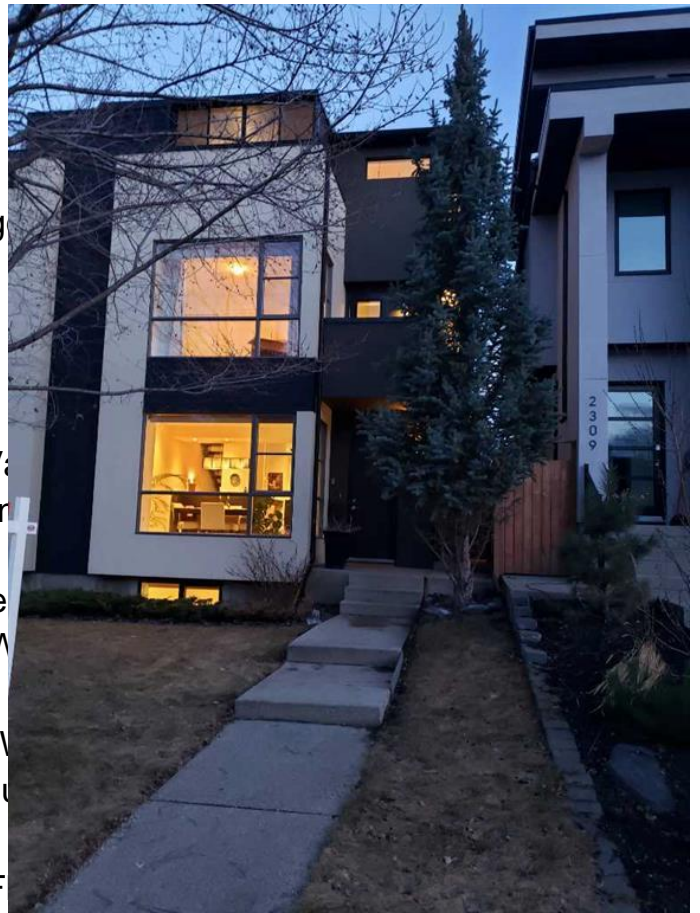
Foundation Poured Concrete

Additional Information

Date Listed April 23rd, 2025

Days on Market 1

Zoning R-C2



Listing Details

Listing Office

Royal LePage Benchmark

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