

# \$1,399,900 - 2216a 3 Avenue Nw, Calgary

MLS® #A2197156

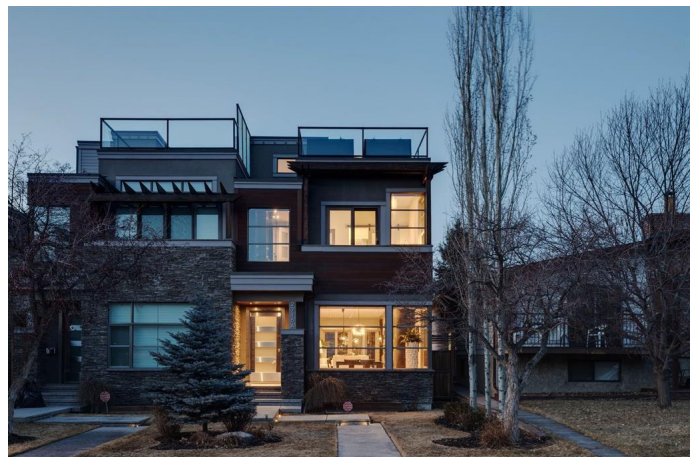
**\$1,399,900**

4 Bedroom, 4.00 Bathroom, 2,611 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

A remarkable contemporary inner city home meticulously designed with a functional layout spanning over 3,565 sq ft of developed living space sitting on a 130' deep lot. Welcoming you inside this incredibly maintained home you'll find site finished walnut hardwood, electric blinds throughout, and beautiful millwork. A front formal dining room overlooks the front street through a large south exposed picture window and effortlessly flows into the magnificent kitchen. Centrally located and truly the heart of the home, the kitchen presents top of the line appliances including Subzero fridge and Viking 6 burner gas stove. An abundance of counter and cabinet space ensures a place for everything and everyone will love gathering around the extensive centre island with beverage fridge. Sprawling off the kitchen is the inviting living room with a gas fireplace, custom display/bookcases and glass doors opening up to a private oasis backyard. Tucked back and out of sight is the mudroom and marble finished 2pc bath. As you ascend open riser stairs to the 2nd level you'll be greeted by a full bath, convenient laundry and three generous bedrooms, including the primary retreat. The tranquil primary is highlighted by soaring ceilings, a private balcony, and unique dressing room with corner bench. A 6pc lavish ensuite offers an updated sliding barn door and cabinet built-in. In-floor heat ensures your feet stay warm while a deep jetted tub and glass enclosed steam shower with rain feature define relaxation. The 3rd



level will leave you in awe with how bright it is from the multiple skylights and abundance of windows. This space is ideal for entertaining revealing a massive wet bar, wine cellar, and built-in media centre with book shelves.

Continue the party outside as you take in the views from your rooftop patio complete with gas line hookup for a fire table and incredible views. Descending to the lower level, you'll find the perfect spot for a man cave with a projector and screen to watch "the big game" or enjoy those family movies, massive wet bar and another wine cellar. A fourth bedroom and full bath is favourable for teens or guests. The home is wired throughout with built-in speakers and offers a quiet setting with a concrete party wall. Stepping outside to your exquisitely finished backyard oasis you'll find a beautiful deck with a built-in high-end BBQ with cabinets, and a patio complete with matching herb garden boxes and a wood burning fireplace to cozy alongside on those cooler Calgary evenings. A double detached fully insulated and heated garage presents a PVC slat wall and overhead racks! Close to the Bow river pathway system, schools, the shops/restaurants of trendy Kensington, Foothills and Children's hospitals, UofC, SAIT, and minutes to downtown. Come personally explore this exceptional home to genuinely appreciate how truly special it is.

Built in 2012

### **Essential Information**

MLS® #	A2197156
Price	\$1,399,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,611

Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### Community Information

Address	2216a 3 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0K6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s), Bookcases, Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Stove, Wine Refrigerator
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Built-in Barbecue
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot, Views, Back Lane, Few Trees, Interior Lot, Level
Roof	Flat Torch Membrane

Construction	Concrete, Stone, Stucco, Silent Floor Joists
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 27th, 2025
Days on Market	72
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.