



2221 3 Avenue Calgary Alberta

\$975,000

This beautiful, well-maintained home is nestled in the desirable community of West Hillhurst. Located on a quiet street with a south-facing backyard, it's a gardener and sun lover's paradise. Pride of ownership is evident from the moment you step onto the property, lovingly maintained by the original owners. As you walk in the front door you are greeted by the formal dining room and a versatile front room that could be used as a home office, reading room or an additional bedroom! Transition into the kitchen and you will find granite countertops on the kitchen center island, a gas stove and lots of counter space as well as a convenient breakfast bar. You will love the open concept living room and kitchen area as it makes for a great place to host friend and family get togethers! There are beautiful maple hardwood floors throughout the main floor. The 2 piece bathroom is tucked just outside of the kitchen and right next to the side door, great for washing up for dinner or as you come in from the yard! In the basement you will find a large recreation room equipped with custom built in cabinets, an ideal spot for family movie or game nights. Just down the hall there is an additional bedroom and a 3 piece bathroom perfect for when guests stay over, or extra room for the family. A few other key features of this home include: -Two gas fireplaces (one upstairs and one downstairs) -3 bedrooms on second floor (all with walk in closets) - Closet organizers (these are a dream at keeping everything in its place) -Cute balcony off of the primary bedroom -Dream ensuite (with make up vanity, a large full tiled shower, oversized bathtub and full length mirrors!) If you haven't fallen in love yet, you will when you see the view of downtown from the home office in the large loft upstairs! On top of all that, the beautiful backyard was professionally landscaped in 2019 and features a ...

4pc Bathroom 8.50 Ft x 4.92 Ft

4pc Bathroom 7.17 Ft x 18.83 Ft

Bedroom 10.58 Ft x 13.00 Ft

Bedroom 11.67 Ft x 11.00 Ft

Primary Bedroom 16.00 Ft x 18.00 Ft

Office 11.58 Ft x 19.83 Ft

Recreational, Games room 15.00 Ft x 20.33 Ft

Furnace 5.75 Ft x 19.00 Ft

2pc Bathroom 4.50 Ft x 4.67 Ft

Den 11.67 Ft x 11.08 Ft

Dining room 14.08 Ft x 14.58 Ft

Foyer 9.42 Ft x 8.83 Ft

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Listing Presented By:



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Mirror

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3pc Bathroom 5.50 Ft x 7.25 Ft

Bedroom 15.00 Ft x 10.67 Ft

Kitchen 11.92 Ft x 14.00 Ft

Living room 16.00 Ft x 17.33 Ft