



## 2514 3 Avenue Calgary Alberta

\$899,900

Welcome home to 2514 3 Avenue NW! This charming two story home in the sought after West Hillhurst neighborhood is beautifully renovated! It offers a functional floor plan, gleaming hardwood floor on main, bay window in living room, good size dining area, updated kitchen cabinets & appliances as well as backsplashes and granite countertops, good size breakfast nook, cozy family room with gas burning fireplace, newer carpet, tiles, light fixtures, newer hot water tank & furnace, 3+ 1 bedrooms, large Primary bedroom with an attractive 3 ways fireplace and a 4-piece en-suite, good size second bedroom, and a 3rd bedroom and 2 skylights which makes it a great opportunity for a growing family. Low maintenance private backyard, fully insulated and dry-walled double detached garage, in a quiet location within walking distance to the River & few minutes to Downtown. An excellent opportunity to live in a single family home in this upscale inner city neighborhood, in a family friendly Cul-De-Sac location. (id:6769)

Bedroom 11.67 Ft x 19.58 Ft

Furnace 15.00 Ft x 31.50 Ft

Living room 11.25 Ft x 10.67 Ft

Dining room 12.17 Ft x 9.58 Ft

Kitchen 10.50 Ft x 18.42 Ft

Breakfast 7.25 Ft x 9.25 Ft

Family room 16.00 Ft x 13.25 Ft

2pc Bathroom Measurements not available

Primary Bedroom 16.00 Ft x 24.92 Ft

Bedroom 10.75 Ft x 13.25 Ft

Bedroom 8.75 Ft x 8.75 Ft

Laundry room 3.08 Ft x 2.67 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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**Mirror**

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