



## 2326 3 Avenue Calgary Alberta

\$2,675,000

FULLY LOADED, ONE OF A KIND...Welcome to 2326 3 Avenue NW, a stunning home on a quiet, tree-lined street in the heart of desirable West Hillhurst. Built by Jerry Homes and thoughtfully designed by Martin Lee Designs, this home offers over 4,500 sq. ft. of beautifully crafted living space, blending timeless elegance with modern functionality. The main floor is an entertainer's dream, designed to impress and connect seamlessly with outdoor living. A show stopping kitchen takes center stage with a massive waterfall island, integrated appliances, a gas range with a convenient pot filler, and a tucked away butler's pantry. The open living space is anchored by an impressive central gas fireplace, while folding patio doors blur the line between indoor and outdoor spaces, leading to the deck and backyard. Tucked discreetly off the foyer, a private office hides behind custom built-ins, offering a serene workspace. Upstairs, four spacious bedrooms provide room for everyone. The primary suite is a luxurious retreat, featuring a spa-inspired ensuite with a freestanding tub, an oversized rain shower, and elegant finishes. A skylight brightens the space, adding a serene touch. One of the additional bedrooms includes its own 3-piece ensuite, while the others share a beautifully appointed bathroom. A cozy loft area offers versatility, perfect for reading or relaxation, and a well-equipped upper laundry room adds convenience to everyday life. The fully developed basement expands the living space, starting with a large recreation room complete with a wet bar and an adjacent wine room featuring striking backlit shelving. Fitness enthusiasts will love the glass-enclosed gym with mirrors, built-in speakers, and shelving. A fifth bedroom, a full 4-piece bathroom, and ample storage complete this level. Every detail of this home has been meticulously planned, from the dramatic circular ...

Furnace 14.58 Ft x 6.58 Ft

Recreational, Games room 28.00 Ft x 15.92 Ft

Exercise room 12.75 Ft x 15.92 Ft

Kitchen 19.83 Ft x 10.42 Ft

Bedroom 11.83 Ft x 9.92 Ft

4pc Bathroom 4.92 Ft x 9.92 Ft

Living room 25.58 Ft x 14.17 Ft

Kitchen 22.92 Ft x 14.25 Ft

Breakfast 9.42 Ft x 14.33 Ft

2pc Bathroom 6.08 Ft x 5.33 Ft

Loft 10.33 Ft x 15.92 Ft

3pc Bathroom 10.17 Ft x 5.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Office 12.42 Ft x 14.00 Ft

Foyer 7.00 Ft x 12.50 Ft

Dining room 14.92 Ft x 15.17 Ft

Other 12.25 Ft x 16.67 Ft

Bedroom 9.92 Ft x 11.33 Ft

Laundry room 6.00 Ft x 7.67 Ft

5pc Bathroom 13.58 Ft x 14.25 Ft