



924 3 Avenue Calgary Alberta

\$759,000

Unbeatable Location in the Heart of Calgary - Steps to LRT & Kensington! Can you imagine living in the heart of Calgary without needing to drive? With the LRT station just a 30-second walk from your doorstep, commuting has never been easier! Welcome to this stunning 3-storey townhouse, quietly nestled on a peaceful side street in the highly sought-after Kensington community. Enjoy the best of inner-city living, just steps from the Bow River, LRT, top-rated restaurants, cozy coffee shops, and the vibrant energy of Kensington Village. This exceptional home offers a total of 2,523 sq.ft. of living space (1,943 sq.ft. RMS + 580 sq.ft. developed basement) and is ideal for professionals, families, or investors. You're also perfectly situated near Downtown Calgary, SAIT, the University of Calgary, and more. The main level showcases a sleek open-concept design featuring a warm natural gas fireplace, spacious dining area, and a chef's kitchen with premium quartz countertops, custom cabinetry, and elegant laminate flooring--perfect for both everyday living and entertaining guests. On the second level, you'll find two generous bedrooms, including a primary suite with a walk-in closet and a luxurious 5-piece spa ensuite complete with a jetted tub. The third-floor loft offers flexible living space, including a bonus room, an additional bedroom, a full bathroom, and a large private balcony--perfect for relaxing evenings or enjoying your morning coffee. The fully finished basement features a media room, 4th bedroom, full bathroom, and plenty of storage. Outside, the professionally landscaped backyard offers a private oasis--ideal for barbecuing and entertaining on long summer nights. This home truly delivers the perfect blend of location, lifestyle, and luxury. A must-see opportunity! (id:6769)

Bonus Room 16.08 Ft x 8.92 Ft
Bedroom 11.42 Ft x 10.58 Ft
3pc Bathroom 7.58 Ft x 5.42 Ft
Family room 13.83 Ft x 13.42 Ft
Bedroom 11.50 Ft x 9.83 Ft
Storage 11.08 Ft x 5.08 Ft
4pc Bathroom 9.83 Ft x 4.92 Ft

Kitchen 14.17 Ft x 8.50 Ft
2pc Bathroom 5.58 Ft x 5.33 Ft
Furnace 5.50 Ft x 5.50 Ft
4pc Bathroom 8.92 Ft x 4.92 Ft
Primary Bedroom 14.42 Ft x 11.92 Ft
5pc Bathroom 12.08 Ft x 8.33 Ft
Bedroom 10.58 Ft x 10.08 Ft

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Listing Presented By:



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Grand Realty



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Living room 19.67 Ft x 14.17 Ft

Laundry room 5.83 Ft x 5.33 Ft