



# 1902 3 Avenue Calgary Alberta

\$1,400,000

This 2 storey home with over 4,400 Sq. Ft of developed living space is located in the desirable community of West Hillhurst. The bright, open main floor, with extra high ceilings includes a large kitchen area with island, good sized living room, separate dining room, front office, half bath and mud room. Upstairs you will find a total of 3 bedrooms including the primary bedroom with a 5 piece ensuite. Downstairs has a spacious family room, games room, fifth bedroom, 3 piece bathroom and plenty of storage. Outside you will find a double detached garage, a good sized yard with patio. The proximity to fantastic schools makes this property ideal for families. Renovations were about to get started but have been halted. Great opportunity for some sweat equity. (id:6769)

Bedroom 11.25 Ft x 11.33 Ft

Family room 16.42 Ft x 16.58 Ft

Recreational, Games room 11.25 Ft x 17.17 Ft

Other 11.17 Ft x 13.92 Ft

Other 2.58 Ft x 4.33 Ft

Furnace 11.00 Ft x 12.25 Ft

3pc Bathroom Measurements not available

Other 7.08 Ft x 9.17 Ft

Kitchen 15.08 Ft x 16.83 Ft

Dining room 13.00 Ft x 14.00 Ft

Living room 12.33 Ft x 20.42 Ft

Office 13.08 Ft x 15.83 Ft

Other 7.42 Ft x 12.92 Ft

2pc Bathroom Measurements not available

Primary Bedroom 12.75 Ft x 18.58 Ft

Bedroom 11.33 Ft x 13.08 Ft

Bedroom 11.25 Ft x 13.00 Ft

Bonus Room 10.00 Ft x 12.17 Ft

5pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

<http://www.melstar.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca