



2134 3 Avenue Calgary Alberta

\$975,000

Welcome to 2134 3 Avenue NW, a 4-bedroom, 3.5-bathroom semi-detached home on a quiet West Hillhurst street. It has over 2,600 sq ft of finished living space and is close to excellent schools, parks, the Bow River and the shops, cafes and restaurants of Kensington. The kitchen is the heart of the home. It's large and fitted with custom built-ins, and has granite countertops, stainless steel appliances and two sinks, so it works for busy school-morning routines, family dinners or hosting a crowd. Upstairs are three bedrooms, including a large primary retreat with a walk-in closet and a private ensuite. The finished basement adds a fourth bedroom and a wet bar, a good setup for guests, teens, a home office or movie nights. Central air conditioning keeps the whole home comfortable through the summer. Outside, the oversized double detached garage has plenty of room for vehicles, bikes, gear and storage. Parks are close by, and the river pathway and Kensington are both just minutes away. (id:6769)

Living room 19.25 Ft x 17.50 Ft
Other 8.67 Ft x 2.17 Ft
Bedroom 12.42 Ft x 10.92 Ft
4pc Bathroom 10.33 Ft x 5.92 Ft
Kitchen 18.17 Ft x 11.92 Ft
Dining room 16.92 Ft x 7.92 Ft
Living room 22.42 Ft x 14.33 Ft
2pc Bathroom 5.00 Ft x 4.92 Ft

Laundry room 5.92 Ft x 4.92 Ft
Primary Bedroom 15.08 Ft x 14.92 Ft
Bedroom 12.17 Ft x 9.67 Ft
Bedroom 12.00 Ft x 9.83 Ft
Other 9.83 Ft x 4.17 Ft
4pc Bathroom 12.83 Ft x 7.33 Ft
4pc Bathroom 8.50 Ft x 4.92 Ft

Listing Presented By:



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