



2323 3 Avenue Calgary Alberta

\$1,638,888

Check out this incredible home situated on a 5,844 sq. ft. lot (43.2 ft frontage x 148 ft deep) on a beautiful tree-lined street. Experience the pinnacle of luxury living in this custom-built 5-bedroom, 2-storey residence offering over 3,900 sq. ft. of thoughtfully designed space. The main floor delivers an effortless flow with a wide open layout, ideal for both grand entertaining and refined daily living. Highlights include wide-plank hardwood flooring, a formal front living room with a stunning stone fireplace, a dedicated dining area with custom lighting, and elegant custom doors that open onto the deck. The chef's kitchen is equipped with stainless steel appliances, granite countertops, an oversized island with a breakfast bar, and a walk-in pantry. A wide, well-lit staircase leads to the exceptionally designed upper level, which features two additional bedrooms, a full bathroom, a convenient laundry room, and a spacious bonus room. The primary suite is a true sanctuary, offering vaulted ceilings, a custom walk-in closet, and an indulgent 5-piece ensuite complete with in-floor heating, a glass-enclosed shower, and a deep soaker tub for ultimate relaxation. The fully developed lower level continues the theme of comfort and versatility with an oversized family/rec room, a dedicated exercise area, two additional bedrooms, and a 4-piece bath. Step through your custom sliding doors and enjoy morning coffee on the beautiful south-facing balcony, overlooking a backyard bathed in natural light -- perfect for summer relaxation and entertaining. Additional high-end upgrades include: o Underground sprinklers o Dura deck o Luxury vinyl flooring (in select areas) o Two on-demand tankless hot water systems o Reverse osmosis system o Remote-controlled deck screen Perfectly located just steps from the Bow River Pathways and minutes to Kensington, Edworthy Park, top-rated schools, Foothill...

Furnace 11.42 Ft x 9.83 Ft

Exercise room 17.58 Ft x 8.00 Ft

3pc Bathroom 9.33 Ft x 4.92 Ft

Family room 21.83 Ft x 19.33 Ft

Bedroom 12.00 Ft x 10.17 Ft

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Living room 23.17 Ft x 23.00 Ft

Kitchen 15.00 Ft x 12.83 Ft

Other 7.42 Ft x 6.08 Ft

Other 10.75 Ft x 10.08 Ft

Other 5.58 Ft x 5.25 Ft

5pc Bathroom 13.08 Ft x 6.17 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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

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

Storage	5.58 Ft x 5.42 Ft	Primary Bedroom	20.75 Ft x 18.00 Ft
Other	7.58 Ft x 6.08 Ft	Other	12.17 Ft x 5.75 Ft
Dining room	22.42 Ft x 10.42 Ft	Bonus Room	9.67 Ft x 8.08 Ft
2pc Bathroom	5.92 Ft x 5.58 Ft		