



2333 3 Avenue Calgary Alberta

\$1,299,900

EXCEPTIONAL 3-STOREY HOME ON A BEAUTIFUL TREE-LINED STREET IN WEST HILLHURST! Thoughtfully designed with an emphasis on natural light, architectural detail and exceptional living spaces, this stunning home offers over 2,600 sq. ft. above grade, a fully developed lower level and a sunny south-facing backyard on an extra-deep 130-foot lot. Featuring quality ICF construction, the home showcases dramatic floor-to-ceiling windows, extensive custom millwork, upgraded fixtures, rich walnut hardwood flooring throughout all three above-grade levels and central air conditioning. The bright, open-concept main floor is ideal for everyday living and entertaining, featuring an impressive chef's kitchen with an oversized quartz island, premium Viking appliances, sleek European cabinetry and abundant storage. Stylish ribbon fireplaces and sophisticated finishes add warmth and character throughout. The second level offers a comfortable lounge or additional family living space, two generously sized bedrooms, each with its own ensuite bathroom, and conveniently located laundry facilities. The entire third floor is dedicated to a spectacular primary retreat, offering exceptional privacy and a luxurious escape from the everyday. This impressive suite features a spa-inspired ensuite, fireplace, separate his-and-hers closets and two private balconies, creating a truly special space to relax and unwind. The fully developed lower level adds even more versatility with a spacious family room, dedicated wine room, guest bedroom and full bathroom, ideal for visitors or additional family living. Outside, the sunny south-facing backyard offers a wonderful setting for outdoor living and entertaining, while the extra-deep 130-foot lot provides additional space rarely found in this sought-after inner-city neighbourhood. THE LOCATION IS EQUALLY IMPRESSIVE! Situated on a quiet, tree-lined street in t...

Other 4.92 Ft x 2.42 Ft

Primary Bedroom 18.00 Ft x 13.42 Ft

5pc Bathroom 18.00 Ft x 10.67 Ft

Family room 16.83 Ft x 13.33 Ft

Recreational, Games room 13.33 Ft x 11.25 Ft

Wine Cellar 11.92 Ft x 5.83 Ft

Dining room 14.00 Ft x 12.42 Ft

Living room 20.00 Ft x 16.42 Ft

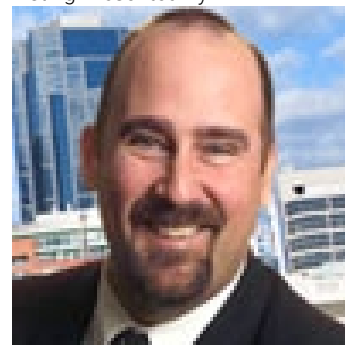
Foyer 8.42 Ft x 5.92 Ft

Other 6.00 Ft x 5.92 Ft

2pc Bathroom 5.67 Ft x 4.42 Ft

Bonus Room 15.92 Ft x 15.42 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

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Other6.75 Ft x 2.17 Ft

Bedroom18.75 Ft x 11.67 Ft

4pc Bathroom8.50 Ft x 4.92 Ft

Kitchen17.42 Ft x 15.83 Ft

Laundry room6.33 Ft x 6.08 Ft

Bedroom14.67 Ft x 13.50 Ft

Bedroom13.58 Ft x 13.50 Ft