



2422 3 Avenue Calgary Alberta

\$949,000

**** Open House Saturday October 24th from 2pm-4pm! **** DETACHED IN WEST HILLHURST | 3+1 BEDS | 3.5 BATHS | 1,723 SQ FT ABOVE GRADE + 793 SQ FT LOWER LEVEL | QUEEN ELIZABETH SCHOOL DESIGNATION | GRANITE ISLAND KITCHEN | GAS FIREPLACE WITH CUSTOM BUILT-INS | SPA-INSPIRED ENSUITE | LOWER-LEVEL GUEST RETREAT | NEW TRIPLE-PANE WINDOWS, FURNACE, A/C & HOT WATER TANK | PERGOLA DECK WITH BBQ GAS LINE | DOUBLE DETACHED GARAGE | STEPS TO 19 ST NW, KENSINGTON & BOW RIVER PATHWAYS | 3D TOUR | Welcome to 2422 3 Avenue NW, a beautifully updated 4-bedroom, 3.5-bath detached home in coveted West Hillhurst. Hardwood floors and updated lighting set a warm, polished tone throughout. Up front, a sun-filled south-facing living room with bay windows makes a gracious first impression. Out back is the heart of the home: a chef's kitchen with a granite island seating four, a gas range, stainless appliances, a wine rack and a pantry, refreshed with a new backsplash, sink and fixtures. It opens to a family room where custom built-ins frame the gas fireplace, the natural spot for movie nights and slow Sunday mornings. Upstairs, the primary retreat features a walk-in closet with built-in organizers and a spa-inspired ensuite with a jetted soaker tub and glass-enclosed marble shower, joined by two more bedrooms and a full bath. The lower level adds a rec room with custom built-ins, laundry, and a private guest retreat with its own bedroom and 3-piece bath, so visiting family and out-of-town guests have space of their own. Outside, a deck with a pergola, privacy screens and a gas line for the BBQ sits within mature landscaping, made for summer evenings with no propane runs required. Peace of mind comes standard: triple-pane windows (2023), furnace (2025), A/C (2022) and hot water tank (2024), with the furnace and A/C just serviced. Electrical roughed-in for future hot tub. A double detached garage...

3pc Bathroom 5.42 Ft x 9.00 Ft

Laundry room 5.08 Ft x 6.92 Ft

Bedroom 14.92 Ft x 17.25 Ft

Recreational, Games room 14.92 Ft x 13.58 Ft

Furnace 6.00 Ft x 15.17 Ft

Kitchen 13.58 Ft x 13.25 Ft

Living room 12.00 Ft x 15.08 Ft

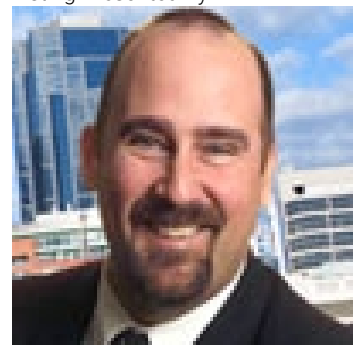
4pc Bathroom 8.58 Ft x 4.92 Ft

4pc Bathroom 8.58 Ft x 9.08 Ft

Bedroom 10.50 Ft x 10.50 Ft

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Listing Presented By:



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2pc Bathroom 5.92 Ft x 4.67 Ft
Dining room 12.25 Ft x 7.50 Ft
Family room 16.08 Ft x 15.67 Ft

Bedroom 12.17 Ft x 10.08 Ft
Primary Bedroom 12.00 Ft x 13.75 Ft