



2534 3 Avenue Calgary Alberta

\$1,070,000

HOME SWEET HOME! Welcome to this one of a kind extraordinary two and a half story family home situated in the heart of West Hillhurst in sought-after and historic Kensington steps from the river and all the hot spots in the area. This immaculately maintained home offers incredible pride of ownership with 4 bedrooms, 3.5 bathrooms, 3 FAMILY/LIVING AREAS + CENTRAL AIR CONDITIONING, HOT TUB, EV ROUGH IN and 3,088+ SQFT DEVELOPED AND thoughtfully appointed living space throughout. Heading inside you will be blown away by the luxurious hardwood flooring, vaulted ceilings and contemporary open concept floor plan. The main floor offers a spacious foyer, bright dining area, sun-drenched living room with a gas burning fireplace and a spectacular gourmet chef's kitchen perfectly equipped with floor to ceiling cabinetry, a large center granite island with a breakfast bar, premium stainless steel appliances, granite backsplash and a breakfast nook. Heading upstairs you will find 2 great sized-bedrooms, a stunning 4 piece bathroom, laundry closet, linen closet and the dreamy primary bedroom with a huge walk-in closet suitable for all your needs and a breathtaking, spa-like 6 piece ensuite bathroom with a soaker jet tub, bidet, double vanity sinks, make up table and an oversized steam shower. Continuing up the stairs you will find a TOP FLOOR LOFT that is flooded with natural sunlight with large skylights and oversized windows. This is a perfect space for a bonus room for kids or to be utilized as a fitness/yoga room or an office space. Heading downstairs you will find a 4th generous sized bedroom, a full bathroom, large family/recreation room and a utility room with a 60 gallon water tank, high efficiency furnace and ample storage space. Additional UPGRADES include Water filtration system, Telus alarm, electrical upgrades, rough-in for EV charging, silent air conditioner (202...

Loft 21.00 Ft x 20.08 Ft

3pc Bathroom 7.75 Ft x 4.83 Ft

Bedroom 19.25 Ft x 10.00 Ft

Recreational, Games room 19.25 Ft x 19.08 Ft

Furnace 10.50 Ft x 6.50 Ft

2pc Bathroom 8.00 Ft x 3.00 Ft

Kitchen 16.58 Ft x 16.58 Ft

Living room 19.67 Ft x 14.83 Ft

4pc Bathroom 7.83 Ft x 5.58 Ft

6pc Bathroom 15.42 Ft x 8.33 Ft

Bedroom 12.58 Ft x 9.75 Ft

Bedroom 12.75 Ft x 10.00 Ft

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Listing Presented By:



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

RE/MAX Realty Professionals

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Other 16.33 Ft x 12.92 Ft

Dining room 13.17 Ft x 10.92 Ft

Foyer 7.58 Ft x 6.92 Ft

Laundry room 5.25 Ft x 3.50 Ft

Primary Bedroom 15.83 Ft x 12.92 Ft

Other 9.50 Ft x 5.25 Ft