



## 2534 3 Avenue Calgary Alberta

\$1,025,000

HOME SWEET HOME! Welcome to this one of a kind extraordinary two and a half storey family home boasting 3,088+ FULLY DEVELOPED LUXURIOUS SQFT 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 REFINISHED natural maple 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, e...

Loft 21.00 Ft x 20.08 Ft

Recreational, Games room 19.25 Ft x 19.08 Ft

Bedroom 19.25 Ft x 10.00 Ft

3pc Bathroom 7.75 Ft x 4.83 Ft

Furnace 10.50 Ft x 6.50 Ft

Foyer 7.58 Ft x 6.92 Ft

Other 16.33 Ft x 12.92 Ft

2pc Bathroom 8.00 Ft x 3.00 Ft

Primary Bedroom 15.83 Ft x 12.92 Ft

6pc Bathroom 15.42 Ft x 8.33 Ft

Other 9.50 Ft x 5.25 Ft

Bedroom 12.58 Ft x 9.75 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.

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

**RE/MAX Realty Professionals**

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Dining room 13.17 Ft x 10.92 Ft

Living room 19.67 Ft x 14.83 Ft

Kitchen 16.58 Ft x 16.58 Ft

Bedroom 12.75 Ft x 10.00 Ft

4pc Bathroom 7.83 Ft x 5.58 Ft

Laundry room 5.25 Ft x 3.50 Ft