



2613 3 Avenue Calgary Alberta

\$1,300,000

OPEN HOUSE SUN MAR 15 FR 12-2. Modern living in the heart of West Hillhurst. Welcome to a home that blends refined design with effortless livability in one of Calgary's most sought after inner-city neighborhoods. Perfectly positioned on a quiet street, this fully developed residence offers over 3,296 SF of thoughtfully curated space with 3+1 bedrooms and 5 bathrooms, designed for both everyday comfort and elevated entertaining. From the moment you step inside, the attention to detail is evident with rich hardwood and tile floors throughout the main floor, a Chef's kitchen with designer dual tone cabinetry, quartz surfaces, high-end stainless steel appliances and center island with eating bar flowing beautifully to the living room with cozy fireplace and access to the sunny South facing backyard. A formal dining room and powder room complete this space. The upper levels provide a luxurious primary suite with walk-in closet and a spa like 5 piece ensuite and 2 additional spacious bedrooms which share a 4 piece bathroom. The upstairs also features a conveniently located laundry room and a sun filled loft retreat with a second fireplace, 2 piece bathroom and a private balcony. The fully finished basement adds versatility with a large family room, 4th bedroom and a 4 piece bathroom making this an ideal space for guests or a growing family. Outside, the property truly shines where summer hosting becomes a highlight in the outdoor kitchen amongst the low maintenance backyard offering a private and functional escape without the upkeep. A double detached garage, central AC, updated furnace (1 year ago) completes the total package. Just steps from parks, Bow River pathways, schools and an array of amenities, this location delivers the ultimate inner-city lifestyle. Quiet residential charm with everything you need just minutes away. (id:6769)

Primary Bedroom 17.42 Ft x 13.17 Ft

Bedroom 11.67 Ft x 10.42 Ft

Bedroom 10.42 Ft x 10.42 Ft

Laundry room 6.17 Ft x 4.92 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Family room 28.92 Ft x 19.08 Ft

Storage 13.00 Ft x 6.00 Ft

4pc Bathroom Measurements not available

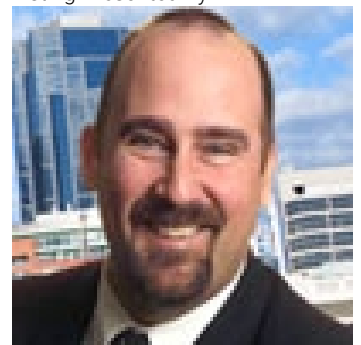
Living room 13.67 Ft x 12.92 Ft

Dining room 14.08 Ft x 7.42 Ft

Kitchen 15.58 Ft x 10.00 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Bonus Room 31.67 Ft x 17.17 Ft

2pc Bathroom Measurements not available

Bedroom 12.67 Ft x 10.92 Ft

Other 6.00 Ft x 6.00 Ft

2pc Bathroom Measurements not available