

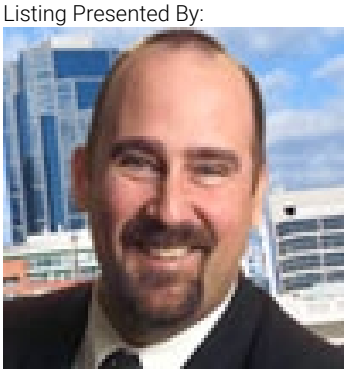
# 2714 3 Avenue Calgary Alberta

$1,465,900

* OPEN HOUSE | NOV. 20, 5:30-7:30PM | NOV. 22, 10AM-12PM * Located in WEST HILLHURST, this modern SEMI-DETACHED, NON-SUITED home delivers an expansive multi-level layout designed for upscale inner-city living. Clean architectural lines, oversized windows, and multiple curated outdoor spaces create a premium setting close to the river, downtown, and local amenities.A defined foyer creates a welcoming sense of arrival before opening into a dedicated front DINING ROOM connected seamlessly to the kitchen. The kitchen features a large central island with breakfast bar seating and an integrated sink, ceiling-height cabinetry, professional built-in stainless steel appliances, GAS RANGE, and beautiful stone countertops. At the rear, the inviting LIVING ROOM centres around a sleek modern fireplace, wide plank flooring, and expansive patio doors leading to the REAR DECK. A discreet 2PC BATHROOM and functional MUD ROOM complete the main level.The second floor is thoughtfully designed with TWO LARGE BEDROOMS, EACH WITH ITS OWN PRIVATE ENSUITE, offering exceptional comfort and privacy. One features a luxurious 5PC ENSUITE with floating dual vanities, a glass-enclosed custom tile shower, and a standalone soaking tub framed by an architectural arched window, while the second bedroom enjoys its own 4PC ENSUITE. A versatile BONUS AREA provides the perfect setting for a HOME OFFICE, STUDY, OR FLEX SPACE, while a dedicated LAUNDRY ROOM with built-in storage and counters adds everyday convenience.The third floor creates a private owner's retreat with a spacious PRIMARY BEDROOM and dedicated 4PC ENSUITE BATHROOM. Across the hall, a massive BONUS ROOM offers flexibility as a media lounge or private entertaining space. Expansive patio doors open to a private elevated BALCONY with neighbourhood views.The fully developed basement adds another level of flexibility with a sprawling REC ROOM ...

5pc Bathroom 17.33 Ft x 9.00 Ft
4pc Bathroom 7.92 Ft x 8.17 Ft
Bedroom 15.58 Ft x 12.50 Ft
Bedroom 14.08 Ft x 13.08 Ft
Laundry room 8.08 Ft x 5.25 Ft
Other 8.58 Ft x 3.00 Ft
Furnace 8.17 Ft x 5.83 Ft
3pc Bathroom 7.83 Ft x 4.83 Ft
Bedroom 12.17 Ft x 12.42 Ft
Exercise room 11.92 Ft x 8.33 Ft

Listing Presented By:



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Primary Bedroom 13.25 Ft x 12.92 Ft

Bonus Room 15.25 Ft x 11.42 Ft

4pc Bathroom 9.25 Ft x 8.17 Ft

Other 15.17 Ft x 13.83 Ft

Recreational, Games room 18.58 Ft x 12.58 Ft

2pc Bathroom 5.83 Ft x 5.25 Ft

Dining room 11.83 Ft x 9.58 Ft

Kitchen 21.08 Ft x 15.25 Ft

Living room 13.92 Ft x 13.42 Ft