



## 2716 3 Avenue Calgary Alberta

\$1,499,900

Located in WEST HILLHURST, this modern SEMI-DETACHED NON SUITED infill delivers the kind of layout and design that simply works for inner-city living. Clean architecture, generous windows, and multiple outdoor spaces set the tone and well-suited for daily life near the river, downtown, and some of Calgary's most established amenities. A defined foyer creates a proper sense of arrival and keeps the main living areas feeling calm and composed. Just off the entry, a POCKET OFFICE with built-ins and glass detailing offers a dedicated work or study space without disrupting the flow. The main floor opens into a dedicated dining area that naturally connects to the kitchen, creating an easy rhythm for daily life. The kitchen anchors the home with a large island featuring bar seating and an integrated sink. The appliance layout is designed for real use, keeping prep and cooking zones efficient and intuitive, with a full-size side-by-side fridge/freezer, gas cooktop, and wall oven. A BUILT-IN PANTRY provides generous storage while maintaining clean sightlines. At the back of the home, the living room feels warm and inviting with a GAS FIREPLACE and expansive patio doors that open to the CONCRETE PATIO, extending the living space outdoors. A discreet powder room and a well-designed MUDROOM with BENCH AND HOOKS complete the main level. Upstairs, the second floor is dedicated to rest and privacy. The primary bedroom is a calm retreat, finished with a TRAY CEILING that adds subtle architectural interest. The ensuite includes a FREESTANDING TUB, dual sinks, and a separate shower with bench seating. Two additional bedrooms are thoughtfully positioned away from the primary and share a full bathroom with dual sinks, and the laundry room is placed right in the middle of the layout for ease. The upper loft level adds a lifestyle layer rarely found in inner-city homes. A spacious loft with...

Primary Bedroom 12.67 Ft x 13.00 Ft

Other 8.33 Ft x 4.92 Ft

Bedroom 14.00 Ft x 11.17 Ft

Bonus Room 8.67 Ft x 8.92 Ft

Laundry room 8.33 Ft x 5.50 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Bedroom 12.42 Ft x 12.67 Ft

Exercise room 8.42 Ft x 11.50 Ft

Recreational, Games room 18.75 Ft x 14.33 Ft

3pc Bathroom Measurements not available

Living room 12.67 Ft x 14.83 Ft

Listing Presented By:



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RE/MAX House of Real Estate

<https://innercityinfills.ca/>

**RE/MAX Realty Professionals**

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5pc Bathroom Measurements not available

Bedroom 15.33 Ft x 14.75 Ft

Loft 15.33 Ft x 13.00 Ft

Kitchen 19.67 Ft x 15.00 Ft

Dining room 12.50 Ft x 11.00 Ft

2pc Bathroom Measurements not available