



GRASSROOTS
REALTY GROUP

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2, 924 3 Avenue NW
Calgary, Alberta

MLS # A2240839



\$769,000

Division:	Sunnyside		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,943 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Tankless Hot Water		

Inclusions: None

Unbeatable Location in the Heart of Calgary & Steps to LRT & Kensington! Can you imagine living in the heart of Calgary without needing to drive? With the LRT station just a 30-second walk from your doorstep, commuting has never been easier! Welcome to this stunning 3-storey townhouse, quietly nestled on a peaceful side street in the highly sought-after Kensington community. Enjoy the best of inner-city living, just steps from the Bow River, LRT, top-rated restaurants, cozy coffee shops, and the vibrant energy of Kensington Village. This exceptional home offers a total of 2,523 sq.ft. of living space (1,943 sq.ft. RMS + 580 sq.ft. developed basement) and is ideal for professionals, families, or investors. You're also perfectly situated near Downtown Calgary, SAIT, the University of Calgary, and more. The main level showcases a sleek open-concept design featuring a warm natural gas fireplace, spacious dining area, and a chef's kitchen with premium quartz countertops, custom cabinetry, and elegant laminate flooring—perfect for both everyday living and entertaining guests. On the second level, you'll find two generous bedrooms, including a primary suite with a walk-in closet and a luxurious 5-piece spa ensuite complete with a jetted tub. The third-floor loft offers flexible living space, including a bonus room, an additional bedroom, a full bathroom, and a large private balcony—perfect for relaxing evenings or enjoying your morning coffee. The fully finished basement features a media room, 4th bedroom, full bathroom, and plenty of storage. Outside, the professionally landscaped backyard offers a private oasis—ideal for barbecuing and entertaining on long summer nights. This home truly delivers the perfect blend of location, lifestyle, and luxury. A must-see opportunity!

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