



**GRASSROOTS**  
REALTY GROUP

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2, 924 3 Avenue NW  
Calgary, Alberta

MLS # A2251849



**\$759,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| 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 &ndash; 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&mdash;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&mdash;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&mdash;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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