



**GRASSROOTS**  
REALTY GROUP

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**2323 3 Avenue NW**  
**Calgary, Alberta**

**MLS # A2266479**



**\$1,638,888**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,709 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Off Street, Oversized, Plug-I		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangu		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s)		
<b>Inclusions:</b>	none		

Check out this incredible home situated on a 5,844 sq. ft. lot (43.2 ft frontage x 148 ft deep) on a beautiful tree-lined street. Experience the pinnacle of luxury living in this custom-built 5-bedroom, 2-storey residence offering over 3,900 sq. ft. of thoughtfully designed space. The main floor delivers an effortless flow with a wide open layout, ideal for both grand entertaining and refined daily living. Highlights include wide-plank hardwood flooring, a formal front living room with a stunning stone fireplace, a dedicated dining area with custom lighting, and elegant custom doors that open onto the deck. The chef's kitchen is equipped with stainless steel appliances, granite countertops, an oversized island with a breakfast bar, and a walk-in pantry. A wide, well-lit staircase leads to the exceptionally designed upper level, which features two additional bedrooms, a full bathroom, a convenient laundry room, and a spacious bonus room. The primary suite is a true sanctuary, offering vaulted ceilings, a custom walk-in closet, and an indulgent 5-piece ensuite complete with in-floor heating, a glass-enclosed shower, and a deep soaker tub for ultimate relaxation. The fully developed lower level continues the theme of comfort and versatility with an oversized family/rec room, a dedicated exercise area, two additional bedrooms, and a 4-piece bath. Step through your custom sliding doors and enjoy morning coffee on the beautiful south-facing balcony, overlooking a backyard bathed in natural light &mdash; perfect for summer relaxation and entertaining. Additional high-end upgrades include: &bull; Underground sprinklers &bull; Dura deck &bull; Luxury vinyl flooring (in select areas) &bull; Two on-demand tankless hot water systems &bull; Reverse osmosis system &bull; Remote-controlled deck screen. Perfectly located just steps from the Bow River Pathways and minutes to

Kensington, Edworthy Park, top-rated schools, Foothills Medical Centre, U of C, SAIT, downtown, and major routes including Crowchild Trail and Memorial Drive. A rare opportunity to own a one-of-a-kind inner-city luxury home in a truly prestigious location.