



**GRASSROOTS**  
REALTY GROUP

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**334 3 Avenue NE**  
**Calgary, Alberta**

**MLS # A2274275**



**\$740,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,239 sq.ft.	<b>Age:</b>	1926 (100 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Lawn, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Internet Access, Cable Connected, DSL, Electri
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Skylight(s), Storage		

**Inclusions:** Window Coverings

Welcome to 334 3rd Avenue NE... A rare opportunity in one of the most coveted inner-city enclaves of Calgary's Crescent Heights.... This charming 1926 character home sits on a spectacular 3,000 sq. ft. lot, perfectly positioned just a few minutes from downtown. This home is the perfect entry point into the community &mdash; whether you're a first-time buyer looking for something truly charming and special or someone searching for the ideal setting to build a dream home. Inside, the home is inviting and full of personality, with hardwood floors, vintage architectural touches, claw foot tub, and a cozy layout bursting with charm. The detached double garage offers added convenience and functionality with a work area and 220V service. The private backyard and level lot, with alley access, provides the perfect place to relax, entertain or build.... Obviously, what truly sets this property apart is its location; literal steps from iconic Rotary Park, a short walk to downtown Calgary, the Bow River pathway system, and a vibrant mix of community shops, cafes, community centres and everything else that comes with this neighbourhood. It's an idyllic and aspirational setting &mdash; quiet and residential, yet deeply connected to the heartbeat of the city. Whether you're drawn to the potential of the lot, the character of the home, or the lifestyle of the location, this is a once-in-a-generation offering. If you've been dreaming of building or just moving into that forever home but waiting for the perfect site. Don't miss your chance to own a piece of Calgary's heritage in a truly unbeatable setting.