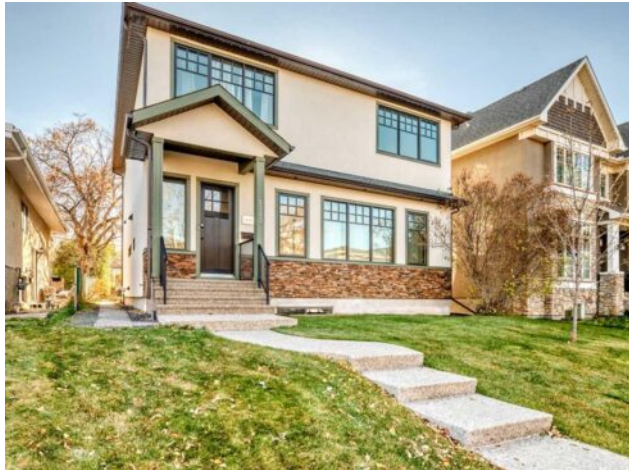




2323 3 Avenue NW
Calgary, Alberta

MLS # A2289918



\$1,590,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,709 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized, Plug-In		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters		

Inclusions: 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 — perfect for summer relaxation and entertaining. Additional high-end upgrades include: • Underground sprinklers • Dura deck • Luxury vinyl flooring (in select areas) • Two on-demand tankless hot water systems • Reverse osmosis system • 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.