



2514 3 Avenue NW
Calgary, Alberta

MLS # A2133345



\$899,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,802 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Enclosed, Insulated, Plug-In, Secure		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Silent Floor Joists, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier		
Inclusions:	N/A		

Welcome home to 2514 3 Avenue NW! This charming two story home in the sought after West Hillhurst neighborhood is beautifully renovated! It offers a functional floor plan, gleaming hardwood floor on main, bay window in living room, good size dining area, updated kitchen cabinets & appliances as well as backsplashes and granite countertops, good size breakfast nook, cozy family room with gas burning fireplace, newer carpet, tiles, light fixtures, newer hot water tank & furnace, 3+ 1 bedrooms, large Primary bedroom with an attractive 3 ways fireplace and a 4-piece en-suite , good size second bedroom, and a 3rd bedroom and 2 skylights which makes it a great opportunity for a growing family. Low maintenance private backyard, fully insulated and dry-walled double detached garage, in a quiet location within walking distance to the River & few minutes to Downtown. An excellent opportunity to live in a single family home in this upscale inner city neighborhood, in a family friendly Cul-De-Sac location.