



2216B 3 Avenue NW
Calgary, Alberta

MLS # A2134759



\$1,449,900

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|------------------|---|---------------|-------------------|
| Division: | West Hillhurst | | |
| Type: | Residential/Duplex | | |
| Style: | 3 Storey, Side by Side | | |
| Size: | 2,585 sq.ft. | Age: | 2012 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Interior Lot, | | |

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|--------------------|---|-------------------|------|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Flat Torch Membrane | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Silent Floor Joists, Stone, Stucco, Wood Frame | Zoning: | R-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound | | |
| Inclusions: | Wine Refrigerator X3 | | |

A remarkable contemporary inner city home meticulously designed with a functional layout spanning over 3,550 sq ft of developed living space sitting on a 130' deep lot. Adorned in natural light on all levels, with an open floor plan, this incredibly maintained home showcases site finished walnut hardwood, hunter Douglas blinds with remotes, and beautiful millwork throughout. A front formal dining room presents designer light fixtures and overlooks the front street through a large picture window. Centrally located and ideal for entertaining is the kitchen with top of the line appliances including Subzero fridge and Viking 6 burner gas stove, a massive quartzite island, 1 of 3 wine refrigerators, an abundance of cabinetry, and contrasting granite counters. Warm and inviting is the rear living room with a gas fireplace, custom display/bookcases and glass doors opening up to a private oasis backyard. As you ascend to the second level you'll be greeted by a full bath, convenient laundry and three generous bedrooms, including the primary retreat. The tranquil primary is highlighted by soaring ceilings, a private balcony, and unique dressing room with corner bench and windows. A 6pc lavish ensuite offers in-floor heat, deep soaker tub, and glass enclosed steam shower with rain feature. The third level will leave you in awe with how bright it is from the 6 skylights and abundance of windows. This space is ideal for entertaining revealing a massive wet bar, wine cellar, built-in bookshelves and wall unit. Continue the party outside as you take in the views from your rooftop patio complete with gas line hookup for a fire table. As you descent to the lower level, you'll find the perfect spot for a man cave with a huge custom media centre, massive wet bat and another wine cellar. A fourth bedroom and full bath is favourable for teens or guests. The home is wired throughout with built-in speakers and

offers a quiet setting with the concrete party wall. Stepping outside to your exquisitely finished backyard oasis you'll find a beautiful deck with custom bench and pergola, and a concrete patio complete with a wood burning fireplace to cozy alongside in those cooler Calgary evenings. A double detached fully insulated and heated garage includes a vault for additional storage! Close to the Bow river pathway system, schools, the shops/restaurants of trendy Kensington, Foothills and Children's hospitals, UofC, SAIT, and minutes to downtown. Come personally explore this exceptional home to genuinely appreciate how truly special it is.