



**2221 3 Avenue NW
Calgary, Alberta**

MLS # A2149550



\$975,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,137 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Walk-In Closet(s)		

Inclusions: TV Mount in Living Room and in Basement, All Office Furniture and Bookshelves in Loft, Bulletin Board in kitchen, Built in Shelves in Basement, Sump Pump, Master Closet Organizer, Mirror on Wall in Ensuite Bathroom, Retractable Makeup Mirror in Ensuite Bathroom, Cube Freezer.

This beautiful, well-maintained home is nestled in the desirable community of West Hillhurst. Located on a quiet street with a south-facing backyard, it's a gardener and sun lover's paradise. Pride of ownership is evident from the moment you step onto the property, lovingly maintained by the original owners. As you walk in the front door you are greeted by the formal dining room and a versatile front room that could be used as a home office, reading room or an additional bedroom! Transition into the kitchen and you will find granite countertops on the kitchen center island, a gas stove and lots of counter space as well as a convenient breakfast bar. You will love the open concept living room and kitchen area as it makes for a great place to host friend and family get togethers! There are beautiful maple hardwood floors throughout the main floor. The 2 piece bathroom is tucked just outside of the kitchen and right next to the side door, great for washing up for dinner or as you come in from the yard! In the basement you will find a large recreation room equipped with custom built in cabinets, an ideal spot for family movie or game nights. Just down the hall there is an additional bedroom and a 3 piece bathroom perfect for when guests stay over, or extra room for the family. A few other key features of this home include: -Two gas fireplaces (one upstairs and one downstairs) -3 bedrooms on second floor (all with walk in closets) - Closet organizers (these are a dream at keeping everything in its place) -Cute balcony off of the primary bedroom -Dream ensuite (with make up vanity, a large full tiled shower, oversized bathtub and full length mirrors!) If you haven't fallen in love yet, you will when you see the view of downtown from the home office in the large loft upstairs! On top of all that, the beautiful backyard was professionally landscaped in 2019 and features a large deck perfect

for entertaining. The exterior of this home and garage were refinished and painted in 2019, and new garage shingles and eavestroughs done in 2020. The paved back alley provides easy access to the double detached garage. Amazing location, only a 35 min walk to downtown Calgary. Don't miss the opportunity to own this exceptional property in West Hillhurst — a perfect blend of comfort, style, and convenience.