

# \$1,195,000 - 2307 3 Avenue Nw, Calgary

MLS® #A2208102

**\$1,195,000**

3 Bedroom, 4.00 Bathroom, 2,392 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

## TIMELESS DESIGN MEETS MODERN LIVING IN WEST HILLHURST.

This architecturally striking, four-level home in sought-after West Hillhurst blends timeless design with ultra-modern style. Set on a 130' deep south-facing lot, the property offers over 3,200 sq. ft. of refined living space and exceptional value. Inside, a thoughtfully designed open floor plan showcases 9-foot flat ceilings, rich Tigerwood hardwood floors, and floor-to-ceiling windows that flood the home with natural light. The layout balances flow with purposeful definition, using level changes and feature elements like the oak open-riser staircase and a dramatic skylight that pours light through the core of the home. The heart of the home is an entertainer's dream: a sleek kitchen with custom cabinetry, a massive 8' quartz island, full wall pantry, and top-tier Sub-Zero and AEG stainless appliances. The built in counter opposite island creates great "HANG OUT" space for entertaining. The open great room features a two-sided gas fireplace and built-in media wall, seamlessly connecting to the tiled mudroom and landscaped backyard with a large south-facing deck. SECOND LEVEL, offers two bedrooms separated for privacy, 4 pce. main bath, and includes a spacious primary suite with fireplace, walk-in closet, and spa-inspired ensuite with heated floors, jetted tub, dual vanities, shower with body sprays, rain shower, and bar shower heads, framed by 10mm glass. A dedicated second-floor laundry



room adds convenience. Step out to North facing balcony on this level as well. The THIRD FLOOR flex spaceâ€”ideal as a home office, gym, or studioâ€”opens to a private 13â€™ enclosed sun room. Could also be converted to guest bedroom, with a few modifications. The fully finished basement with 9â€™ ceilings, includes a large media/rec room wired for 5.1 surround sound, a full bar area, guest bedroom, and 3 pce. bath with zoned in-floor heating throughout. Located minutes from Kensington shops and restaurants, top schools, the river pathways, and downtown, this home delivers style, substance, and a location that never goes out of fashion.

Built in 2008

### Essential Information

MLS® #	A2208102
Price	\$1,195,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,392
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### Community Information

Address	2307 3 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2N 0K9

### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Alley Access, Garage Faces Rear

# of Garages 2

### **Interior**

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wired for Sound, Bookcases, Dry Bar, Jetted Tub, Low Flow Plumbing Fixtures, Natural Woodwork, Skylight(s), Wired for Data

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Washer, Window Coverings, Built-In Refrigerator, Oven-Built-In, Garburator, Gas Water Heater, Humidifier

Heating Forced Air, Natural Gas, In Floor, See Remarks, Zoned

Cooling Central Air

Fireplace Yes

# of Fireplaces 3

Fireplaces Gas, Gas Starter, Living Room, Basement, Double Sided, Glass Doors, Insert, Master Bedroom, Metal, Other, Three-Sided

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Balcony, BBQ gas line, Garden, Lighting, Playground, Private Entrance, Private Yard, Rain Gutters

Lot Description Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Few Trees, Sloped Up

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Cement Fiber Board

Foundation Poured Concrete

### **Additional Information**

Date Listed April 23rd, 2025

Days on Market 6

Zoning R-C2

**Listing Details**

Listing Office                  Royal LePage Benchmark

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