

# \$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

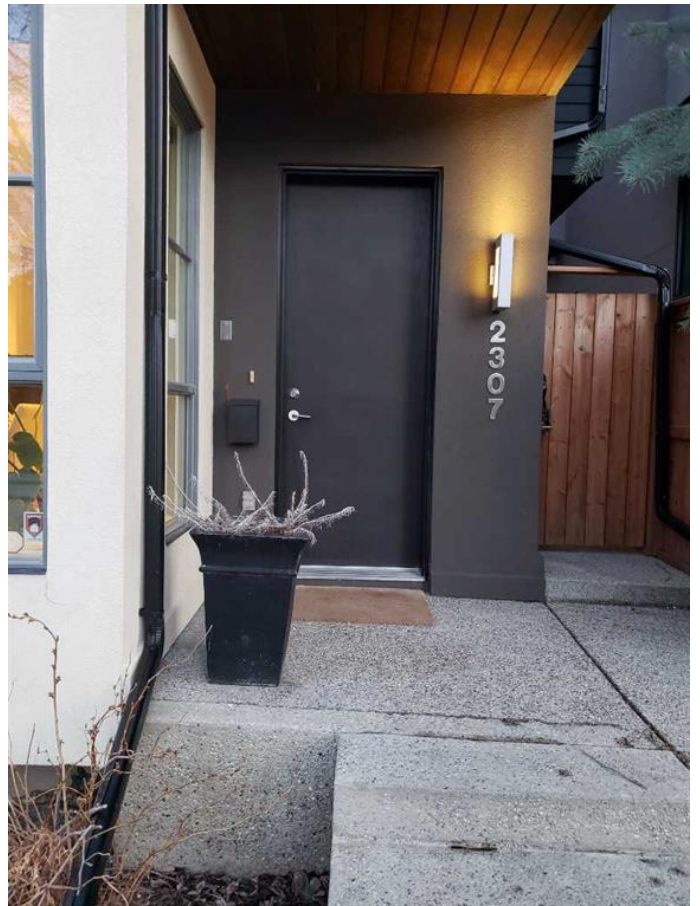
West Hillhurst, Calgary, Alberta

## TIMELESS DESIGN MEETS MODERN LIVING IN WEST HILLHURST.

This custom-designed home in sought-after West Hillhurst, blends a refined style with warm materials creating a unique home with timeless appeal. Set on a 130' deep south-facing lot, the property offers over 3,200 sq. ft. of living space with high-quality finishing, delivering exceptional value.

The MAIN LEVEL's layout balances open-plan flow with rooms defined by level changes and feature elements that create cozy, inviting spaces. This intimate design is complimented by 9-foot flat ceilings, rich Tigerwood floors, large windows, and an open staircase featuring skylight that floods the home with natural light. 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. Opposite the island is a built in desk, offering lots of area for guests to "hang out", or as a work surface. The spacious great room features a two-sided gas fireplace and built-in media wall and seamlessly connects to the tiled mudroom and the Zen-like backyard retreat.

The SECOND LEVEL, offers two bedrooms separated for privacy, each with a 4 piece bath. The primary includes a 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.



The THIRD FLOOR flex space is an ideal home office, gym, or studio which opens onto a private 13â€™ enclosed sunroom (this level could also be converted to bedroom, with a few modifications).

The fully finished BASEMENT has 9â€™ ceilings and a large media/rec room with 5.1 surround sound/built-in speakers, a full bar area, ( mechanical room behind offers possibility for bar sink), guest bedroom, and 3 piece. bath with zoned in-floor heating throughout. House interior was repainted end of 2024, and new roof 2020. Double high velocity furnaces, provide more efficient heat/air distribution, and soft "flex" ducting reduces noise and dust.

Located minutes from Kensington shops and restaurants, several top schools, the river pathways, Foothills hospital, U. of C., SAIT, 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	Alley Access, Double Garage Detached, Insulated, See Remarks, Garage Door Opener, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data, Wired for Sound, Central Vacuum, Dry Bar, Low Flow Plumbing Fixtures, Recessed Lighting, Skylight(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Washer, Window Coverings, Built-In Refrigerator, Oven-Built-In, Garburator, Gas Cooktop, Gas Water Heater, Humidifier
Heating	Forced Air, Natural Gas, See Remarks, In Floor, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Basement, Double Sided, Gas Starter, Glass Doors, Insert, Master Bedroom, Metal, Other, Three-Sided
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Lighting, Playground, Private Entrance, Private Yard, Garden, Rain Gutters
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular Lot, Sloped Up
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	14
Zoning	R-C2

## Listing Details

Listing Office	Royal LePage Benchmark
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