



2, 924 3 Avenue NW
Calgary, Alberta

MLS # A2306191



\$719,990

Division:	Sunnyside		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,943 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning three-storey townhome in the highly desirable Sunnyside community, quietly nestled on a peaceful street just steps from the vibrant energy of Kensington Village. This beautifully designed four-plex offers the perfect balance of urban convenience and comfortable living, featuring over 2,500 sq. ft. of total living space (1,943 sq. ft. RMS plus 580 sq. ft. of professionally developed basement). The bright and inviting main level showcases an open-concept layout with large windows, a warm natural gas fireplace, a spacious dining area, and a modern kitchen complete with quartz countertops and a large island—ideal for everyday living and entertaining. Upstairs offers three generous bedrooms, including a comfortable primary suite, while the third-floor bonus room with a private balcony provides a versatile space for a home office, lounge, or guest retreat. The fully finished basement adds even more functionality with an additional bedroom, bathroom, and family room, perfect for guests or extended family. Step outside to a beautifully landscaped private backyard, ideal for summer barbecues and relaxing evenings. Additional highlights include high ceilings, upper-level laundry, detached garage parking, and a prime inner-city location close to downtown, river pathways, parks, shopping, and top institutions such as Southern Alberta Institute of Technology and University of Calgary. This exceptional home presents a rare opportunity to enjoy spacious, refined living in one of Calgary’s most sought-after communities.