



GRASSROOTS
REALTY GROUP

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2526 3 Avenue NW
Calgary, Alberta

MLS # A2335898



\$850,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,862 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Fac		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Lev		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Soaking Tub, Walk-In Closet(s)		
Inclusions:	TV in Primary bedroom, Exterior Shed		

Welcome to a beautifully maintained home that combines timeless design with the features today's buyers are looking for. From the striking curb appeal and landscaped front yard to the thoughtfully designed interior, this home offers exceptional space, style, and versatility. The main floor features a spacious dining room framed by double glass doors, making it equally well suited as a home office, den, or quiet workspace. The impressive kitchen offers granite countertops, stainless steel appliances, a large custom island with raised breakfast bar, double sink, and built in wine storage. Rich hardwood flooring, abundant pot lighting, and a substantial built in feature wall complete the main living space. Upstairs, vaulted ceilings and skylights create a bright atmosphere throughout the three bedrooms. The spacious primary bedroom includes a luxurious ensuite with dual sinks, a deep soaker tub, and an oversized steam shower. Two additional bedrooms and a full bathroom complete the upper level. The fully finished lower level adds even more living space with a large recreation area, built in entertainment wall, fourth bedroom and full bathroom. With 4 bedrooms and 3.5 bathrooms, there is plenty of room for families, guests, a home office, or hobbies. Numerous updates have been completed throughout the home and exterior, including new stucco on the front of the house with fresh paint, Diamond outdoor lighting, replaced downspouts, and a fence that has been refreshed. Two of the four toilets have also been replaced. The garage has had drain work completed and features a 240V outlet ready for an electric vehicle. A storage shed beside the garage provides additional space for tools, bikes, seasonal items, and outdoor equipment. Ideally located close to parks, pathways, schools, 16 Ave, Crowchild Trail, the University of Calgary, Mount Royal University, Foothills

Medical Centre, Alberta Children’s Hospital, Arthur J.E. Child Comprehensive Cancer Centre, shopping, and downtown, this home offers the perfect balance of comfort, convenience, and accessibility.