

2422 3 Avenue NW
Calgary, Alberta

MLS # A2352952

\$949,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,723 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Soaking Tub, Walk-In Closet(s)		

Inclusions: BBQ (as-is), Central Vac system (as-is), TV and TV mount in living room

**** Open House Saturday October 24th from 2pm-4pm! ** DETACHED IN WEST HILLHURST | 3+1 BEDS | 3.5 BATHS | 1,723 SQ FT ABOVE GRADE + 793 SQ FT LOWER LEVEL | QUEEN ELIZABETH SCHOOL DESIGNATION | GRANITE ISLAND KITCHEN | GAS FIREPLACE WITH CUSTOM BUILT-INS | SPA-INSPIRED ENSUITE | LOWER-LEVEL GUEST RETREAT | NEW TRIPLE-PANE WINDOWS, FURNACE, A/C & HOT WATER TANK | PERGOLA DECK WITH BBQ GAS LINE | DOUBLE DETACHED GARAGE | STEPS TO 19 ST NW, KENSINGTON & BOW RIVER PATHWAYS | 3D TOUR |** Welcome to 2422 3 Avenue NW, a beautifully updated 4-bedroom, 3.5-bath detached home in coveted West Hillhurst. Hardwood floors and updated lighting set a warm, polished tone throughout. Up front, a sun-filled south-facing living room with bay windows makes a gracious first impression. Out back is the heart of the home: a chef's kitchen with a granite island seating four, a gas range, stainless appliances, a wine rack and a pantry, refreshed with a new backsplash, sink and fixtures. It opens to a family room where custom built-ins frame the gas fireplace, the natural spot for movie nights and slow Sunday mornings. Upstairs, the primary retreat features a walk-in closet with built-in organizers and a spa-inspired ensuite with a jetted soaker tub and glass-enclosed marble shower, joined by two more bedrooms and a full bath. The lower level adds a rec room with custom built-ins, laundry, and a private guest retreat with its own bedroom and 3-piece bath, so visiting family and out-of-town guests have space of their own. Outside, a deck with a pergola, privacy screens and a gas line for the BBQ sits within mature landscaping, made for summer evenings with no propane runs required. Peace of mind comes standard: triple-pane windows (2023),

furnace (2025), A/C (2022) and hot water tank (2024), with the furnace and A/C just serviced. Electrical roughed-in for future hot tub. A double detached garage rounds it out. The location is a rare one: the home sits within the small designated attendance area for Queen Elizabeth Elementary and High School. It's a short stroll to 19 Street NW caf  s and shops, and minutes from Kensington, the Bow River pathways, downtown, SAIT, U of C and Foothills.