REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

2134 3 Avenue NW
Calgary, Alberta

MLS # A2353344

$950,000

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,840 sq.ft.	**Age:**	2008 (18 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, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s), Wet Bar		

Inclusions: NA

Welcome to 2134 3 Avenue NW, a 4-bedroom, 3.5-bathroom semi-detached home on a quiet West Hillhurst street. It has over 2,600 sq ft of finished living space and is close to excellent schools, parks, the Bow River and the shops, cafés and restaurants of Kensington. The kitchen is the heart of the home. It’s large and fitted with custom built-ins, and has granite countertops, stainless steel appliances and two sinks, so it works for busy school-morning routines, family dinners or hosting a crowd. Upstairs are three bedrooms, including a large primary retreat with a walk-in closet and a private ensuite. The finished basement adds a fourth bedroom and a wet bar, a good setup for guests, teens, a home office or movie nights. Central air conditioning keeps the whole home comfortable through the summer. Outside, the oversized double detached garage has plenty of room for vehicles, bikes, gear and storage. Parks are close by, and the river pathway and Kensington are both just minutes away.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Real Broker. Information is believed to be reliable but not guaranteed.