

# \$1,688,888 - 2323 3 Avenue Nw, Calgary

MLS® #A2266479

**\$1,688,888**

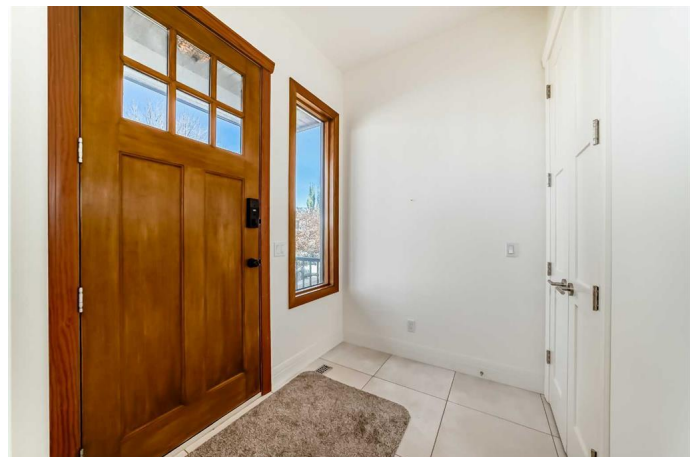
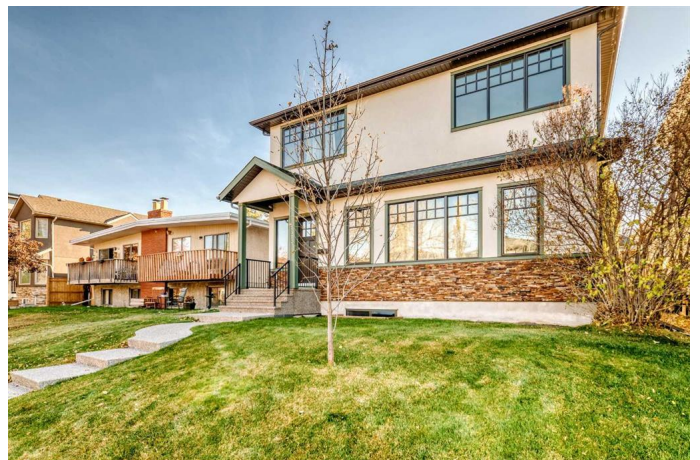
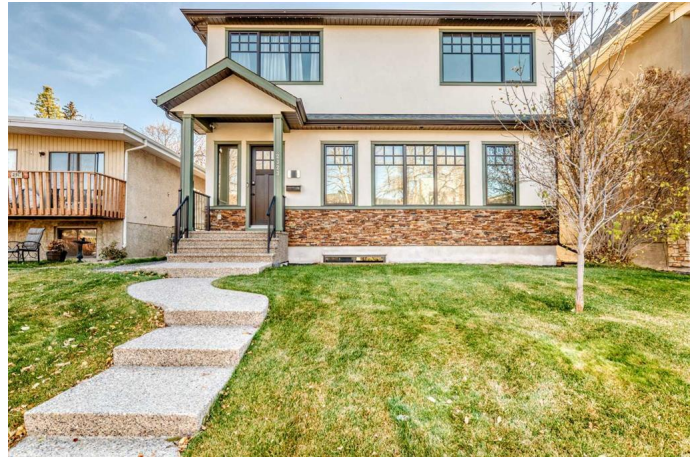
5 Bedroom, 4.00 Bathroom, 2,709 sqft  
Residential on 0.13 Acres

West Hillhurst, Calgary, Alberta

Check out this incredible home situated on a 5,844 sq. ft. lot (43.2 ft frontage x 148 ft deep) on a beautiful tree-lined street. Experience the pinnacle of luxury living in this custom-built 5-bedroom, 2-storey residence offering over 3,900 sq. ft. of thoughtfully designed space. The main floor delivers an effortless flow with a wide open layout, ideal for both grand entertaining and refined daily living. Highlights include wide-plank hardwood flooring, a formal front living room with a stunning stone fireplace, a dedicated dining area with custom lighting, and elegant custom doors that open onto the deck. The chef's kitchen is equipped with stainless steel appliances, granite countertops, an oversized island with a breakfast bar, and a walk-in pantry.

A wide, well-lit staircase leads to the exceptionally designed upper level, which features two additional bedrooms, a full bathroom, a convenient laundry room, and a spacious bonus room. The primary suite is a true sanctuary, offering vaulted ceilings, a custom walk-in closet, and an indulgent 5-piece ensuite complete with in-floor heating, a glass-enclosed shower, and a deep soaker tub for ultimate relaxation.

The fully developed lower level continues the theme of comfort and versatility with an oversized family/rec room, a dedicated exercise area, two additional bedrooms, and a 4-piece bath.



Step through your custom sliding doors and enjoy morning coffee on the beautiful south-facing balcony, overlooking a backyard bathed in natural light – perfect for summer relaxation and entertaining.

Additional high-end upgrades include:

- Underground sprinklers
- Dura deck
- Luxury vinyl flooring (in select areas)
- Two on-demand tankless hot water systems
- Reverse osmosis system
- Remote-controlled deck screen

Perfectly located just steps from the Bow River Pathways and minutes to Kensington, Edworthy Park, top-rated schools, Foothills Medical Centre, U of C, SAIT, downtown, and major routes including Crowchild Trail and Memorial Drive.

A rare opportunity to own a one-of-a-kind inner-city luxury home in a truly prestigious location.

Built in 2018

### **Essential Information**

MLS® #	A2266479
Price	\$1,688,888
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,709
Acres	0.13
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 2323 3 Avenue Nw  
Subdivision West Hillhurst  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2N 0K9

### Amenities

Parking Spaces 2  
Parking Double Garage Detached, Garage Door Opener, Off Street, Oversized, Plug-In  
# of Garages 2

### Interior

Interior Features Bookcases, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Crown Molding, Tankless Hot Water  
Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer, Window Coverings  
Heating Fireplace(s), Forced Air, Natural Gas  
Cooling Central Air, Sep. HVAC Units  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Great Room, Brick Facing, Glass Doors, Mantle, Raised Hearth  
Has Basement Yes  
Basement Full

### Exterior

Exterior Features Awning(s)  
Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers  
Roof Asphalt  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed November 1st, 2025

Days on Market 13

Zoning R-CG

### **Listing Details**

Listing Office CIR Realty

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