

# \$849,900 - 2405 3 Avenue Nw, Calgary

MLS® #A2206052

**\$849,900**

3 Bedroom, 2.00 Bathroom, 1,419 sqft  
Residential on 0.11 Acres

West Hillhurst, Calgary, Alberta

Unveil a rare inner-city treasure with this exquisitely turn-key home, a masterfully reimagined residence radiating charm and modern allure. Nestled on a serene cul-de-sac in the heart of the sought-after West Hillhurst community, this 1 ½ storey home blends rustic elegance with urban convenience, offering seamless access to major routes while preserving a peaceful retreat-like ambiance. Thoughtfully renovated and impeccably styled, it marries a contemporary country aesthetic with timeless appeal, featuring a crisp white color scheme punctuated by earthy terracotta accents, restored wide-plank pine floors, and soaring vaulted ceilings that amplify its airy, open feel. A striking skylight bathes the interior in natural light, illuminating vintage fixtures, an enclosed porch, and a cozy wood-burning fireplace that anchors the inviting living room—a space exuding warmth and character. The heart of the home is a spacious, vaulted kitchen, where white cedar cabinetry, granite countertops, and a white tile backsplash meet a rustic brick accent wall, creating a perfect harmony of form and function. Pre-plumbed for a gas stove, it's a culinary haven ready for your personal touch. Upstairs, the master and second bedrooms boast exposed wood beams beneath vaulted ceilings, lending a sense of grandeur, while a stunning three-piece bathroom with a walk-in shower glows under a generous skylight, wrapped in pristine white finishes. The fully finished basement extends



the living space with an additional bedroom and a versatile family/recreation room, ideal for relaxation or play. Outside, a deep 130-foot lot offers low-maintenance landscaping, a fenced front and back yard with stone detailing, and a sprawling private cedar deck—perfect for summer enjoyment. A standout sloped gabled roof enhances the home’s captivating curb appeal, complemented by an oversized detached single garage. Recent upgrades, including a newer asphalt roof and hot water tank, ensure peace of mind. Steps from pathways, top-tier schools, vibrant Kensington shops, Eau Claire, Foothills and Children’s Hospitals, the University of Calgary, SAIT, and downtown, this jewel box delivers a lifestyle of unmatched convenience and serenity. Brimming with distinctive details and an irresistible glow, this West Hillhurst gem beckons you to make it yours—schedule your visit today and prepare to be enchanted

Built in 1912

### Essential Information

MLS® #	A2206052
Price	\$849,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,419
Acres	0.11
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	2405 3 Avenue Nw
Subdivision	West Hillhurst

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0L2

### **Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	11
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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