\$789,000 - 2, 924 3 Avenue Nw, Calgary

MLS® #A2236520

\$789,000

4 Bedroom, 5.00 Bathroom, 1,943 sqft Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Unbeatable Location in the Heart of Calgary â€" Steps to LRT & Kensington!
Can you imagine living in the heart of Calgary without needing to drive? With the LRT station just a 30-second walk from your doorstep, commuting has never been easier!

Welcome to this stunning 3-storey townhouse, quietly nestled on a peaceful side street in the highly sought-after Kensington community. Enjoy the best of inner-city living, just steps from the Bow River, LRT, top-rated restaurants, cozy coffee shops, and the vibrant energy of Kensington Village.

This exceptional home offers a total of 2,523 sq.ft. of living space (1,943 sq.ft. RMS + 580 sq.ft. developed basement) and is ideal for professionals, families, or investors. You're also perfectly situated near Downtown Calgary, SAIT, the University of Calgary, and more.

The main level showcases a sleek open-concept design featuring a warm natural gas fireplace, spacious dining area, and a chef's kitchen with premium quartz countertops, custom cabinetry, and elegant laminate flooringâ€"perfect for both everyday living and entertaining guests.

On the second level, you'II find two generous bedrooms, including a primary suite with a walk-in closet and a luxurious 5-piece







spa ensuite complete with a jetted tub.

The third-floor loft offers flexible living space, including a bonus room, an additional bedroom, a full bathroom, and a large private balconyâ€"perfect for relaxing evenings or enjoying your morning coffee.

The fully finished basement features a media room, 4th bedroom, full bathroom, and plenty of storage.

Outside, the professionally landscaped backyard offers a private oasisâ€"ideal for barbecuing and entertaining on long summer nights.

This home truly delivers the perfect blend of location, lifestyle, and luxury.

A must-see opportunity!

Built in 2014

Essential Information

MLS® # A2236520 Price \$789,000

Bedrooms 4

Bathrooms 5.00 Full Baths 4

Half Baths 1

Square Footage 1,943

Acres 0.00

Year Built 2014

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 2, 924 3 Avenue Nw

Subdivision Sunnyside

City Calgary
County Calgary
Province Alberta
Postal Code T2N 0J6

Amenities

Amenities None

Parking Spaces 1

Parking Single Garage Detached

of Garages 1

Interior

Interior Features High Ceilings, Kitchen Island, Quartz Counters, Tankless Hot Water

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Entrance, Barbecue

Lot Description Back Lane

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 3rd, 2025

Days on Market 1

Zoning M-CG d72

Listing Details

Listing Office Grand Realty

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