

# \$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!

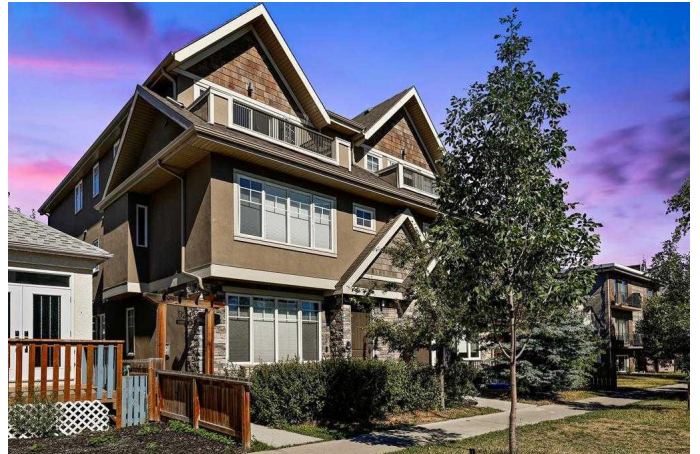
Can you imagine living in the heart of Calgary without needing to drive? With the LRT station just a 30-second walk from your doorstep, commuting has never been easier!

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 chefâ€™s kitchen with premium quartz countertops, custom cabinetry, and elegant laminate flooringâ€”perfect for both everyday living and entertaining guests.

On the second level, youâ€™ll 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 | 7              |
| Zoning         | M-CG d72       |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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