

\$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!

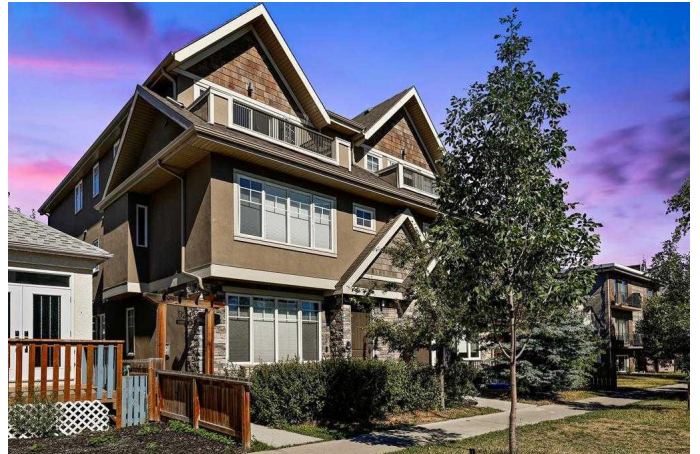
Can you imagine living in the heart of Calgary without needing to drive? With the LRT station just a 30-second walk from your doorstep, commuting has never been easier!

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 | 5 |
| Zoning | M-CG d72 |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.