

\$769,000 - 2, 924 3 Avenue Nw, Calgary

MLS® #A2240839

\$769,000

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® #	A2240839
Price	\$769,000
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	Barbecue, Garden, Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	2
Zoning	M-CG d72

Listing Details

Listing Office	Grand Realty
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