2134 3 Avenue NW

Calgary | Active | MLS® A2353344

$950,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2008**	**1,839.85 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to 2134 3 Avenue NW, a 4-bedroom, 3.5-bathroom semi-detached home on a quiet West Hillhurst street. It has over 2,600 sq ft of finished living space and is close to excellent schools, parks, the Bow River and the shops, cafés and restaurants of Kensington.

The kitchen is the heart of the home. It’s large and fitted with custom built-ins, and has granite countertops, stainless steel appliances and two sinks, so it works for busy school-morning routines, family dinners or hosting a crowd.

Upstairs are three bedrooms, including a large primary retreat with a walk-in closet and a private ensuite. The finished basement adds a fourth bedroom and a wet bar, a good setup for guests, teens, a home office or movie nights. Central air conditioning keeps the whole home comfortable through the summer.

Outside, the oversized double detached garage has plenty of room for vehicles, bikes, gear and storage. Parks are close by, and the river pathway and Kensington are both just minutes away.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353344
Bedrooms	4
Bathrooms	4
Year Built	2008
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side

Total Living Area:	1,839.85 sq. ft.
Main Level Finished Area:	906.45 sq. ft.
Upper Level Finished Area:	933.4 sq. ft.
Below Grade Finished Area:	671.64 sq. ft.
Lot Area:	3,250 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2008 (Age: 18)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	371O
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	NA
Restrictions:	None Known
Main Floor	Kitchen · 18'2" × 11'11" ·
Main Floor	Dining Room · 16'11" × 7'11" ·
Main Floor	Living Room · 22'5" × 14'4" ·
Upper Level	Laundry · 5'11" × 4'11" ·
Upper Level	Bedroom - Primary · 15'1" × 14'11" ·
Upper Level	Bedroom · 12'2" × 9'8" ·
Upper Level	Bedroom · 12' × 9'10" ·
Upper Level	Walk-In Closet · 9'10" × 4'2" ·
Basement	Living Room · 19'3" × 17'6" ·

Basement	Other · 8'8" × 2'2" ·
Basement	Bedroom · 12'5" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s), Wet Bar
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2134-3-avenue-nw-calgary-a2353344/

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