2333 3 Avenue NW

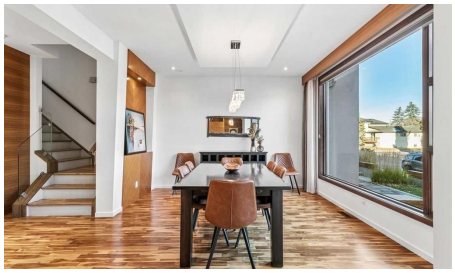
Calgary | Active | MLS® A2354286

$1,199,900









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2013**	**2,665 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

** OPEN HOUSE Sunday, November 22nd, 2-4:30 ** EXCEPTIONAL 3-STOREY HOME ON A BEAUTIFUL TREE-LINED STREET IN WEST HILLHURST! Thoughtfully designed with an emphasis on natural light, architectural detail and exceptional living spaces, this stunning home offers over 2,600 sq. ft. above grade, a fully developed lower level and a sunny south-facing backyard on an extra-deep 130-foot lot. Featuring quality ICF construction, the home showcases dramatic floor-to-ceiling windows, extensive custom millwork, upgraded fixtures, rich walnut hardwood flooring throughout all three above-grade levels and central air conditioning. The bright, open-concept main floor is ideal for everyday living and entertaining, featuring an impressive chef's kitchen with an oversized quartz island, premium Viking appliances, sleek European cabinetry and abundant storage. Stylish ribbon fireplaces and sophisticated finishes add warmth and character throughout. The second level offers a comfortable lounge or additional family living space, two generously sized bedrooms, each with its own ensuite bathroom, and conveniently located laundry facilities. The entire third floor is dedicated to a spectacular primary retreat, offering exceptional privacy and a luxurious escape from the everyday. This impressive suite features a spa-inspired ensuite, fireplace, separate his-and-hers closets and two private balconies, creating a truly special space to relax and unwind. The fully developed lower level adds even more versatility with a spacious family room, dedicated wine room, guest bedroom and full bathroom, ideal for visitors or additional family living. Outside, the sunny south-facing backyard offers a wonderful setting for outdoor living and entertaining, while the extra-deep 130-foot lot provides additional space rarely found in this sought-after inner-city neighbourhood. THE LOCATION IS EQUALLY IMPRESSIVE! Situated on a quiet, tree-lined street in the heart of West Hillhurst, just steps from the popular shops and restaurants along 19th Street, parks, pathways and excellent schools. Enjoy convenient access to Kensington, the Bow River pathway system, downtown, SAIT, the University of Calgary, Foothills Medical Centre and Alberta Children's Hospital. An outstanding combination of architectural character, quality construction, thoughtful design and generous living spaces in one of Calgary's most desirable inner-city communities. An exceptional place to call home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354286
Bedrooms	4
Bathrooms	5
Year Built	2013
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:	3 (or more) Storey, Attached-Side by Side
Total Living Area:	2,665 sq. ft.
Main Level Finished Area:	1,002 sq. ft.
Upper Level Finished Area:	1,664 sq. ft.
Below Grade Finished Area:	961 sq. ft.
Lot Area:	3,250 sq. ft.
Lot Frontage:	24'11"
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	9
Year built:	2013 (Age: 13)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	371O
Heating:	In Floor, Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Rubber
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Electric, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Instant Hot Water, Microwave, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 17'5" × 15'10" ·
Main Floor	Dining Room · 14' × 12'5" ·
Main Floor	Living Room · 20' × 16'5" ·
Main Floor	Foyer · 8'5" × 5'11" ·
Main Floor	Mud Room · 6' × 5'11" ·

Upper Level	Bonus Room · 15'11" × 15'5" ·
Upper Level	Laundry · 6'4" × 6'1" ·
Upper Level	Bedroom · 14'8" × 13'6" ·
Upper Level	Bedroom · 13'7" × 13'6" ·
3rd Floor	Other · 4'11" × 2'5" ·
3rd Floor	Bedroom - Primary · 18' × 13'5" ·
Lower Level	Family Room · 16'10" × 13'4" ·
Lower Level	Game Room · 13'4" × 11'3" ·
Lower Level	Wine Cellar · 11'11" × 5'10" ·
Lower Level	Other · 6'9" × 2'2" ·
Lower Level	Bedroom · 18'9" × 11'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Skylight(s), Wood Windows
Exterior Features:	Balcony, BBQ gas line, Private Yard
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Back Yard, Landscaped, Level, Low Maintenance Landscape, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2333-3-avenue-nw-calgary-a2354286/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.