2422 3 Avenue NW

Calgary | Active | MLS® A2352952

$888,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1999**	**1,722.65 sq. ft.**

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Listed by RE/MAX Realty Professionals

A closer look

DETACHED IN WEST HILLHURST | 3+1 BEDS | 3.5 BATHS | 1,723 SQ FT ABOVE GRADE + 793 SQ FT LOWER LEVEL | QUEEN ELIZABETH SCHOOL DESIGNATION | GRANITE ISLAND KITCHEN | GAS FIREPLACE WITH CUSTOM BUILT-INS | SPA-INSPIRED ENSUITE | LOWER-LEVEL GUEST RETREAT | NEW TRIPLE-PANE WINDOWS, FURNACE, A/C & HOT WATER TANK | PERGOLA DECK WITH BBQ GAS LINE | DOUBLE DETACHED GARAGE | STEPS TO 19 ST NW, KENSINGTON & BOW RIVER PATHWAYS | 3D TOUR | Welcome to 2422 3 Avenue NW, a beautifully updated 4-bedroom, 3.5-bath detached home in coveted West Hillhurst. Hardwood floors and updated lighting set a warm, polished tone throughout. Up front, a sun-filled south-facing living room with bay windows makes a gracious first impression. Out back is the heart of the home: a chef's kitchen with a granite island seating four, a gas range, stainless appliances, a wine rack and a pantry, refreshed with a new backsplash, sink and fixtures. It opens to a family room where custom built-ins frame the gas fireplace, the natural spot for movie nights and slow Sunday mornings. Upstairs, the primary retreat features a walk-in closet with built-in organizers and a spa-inspired ensuite with a jetted soaker tub and glass-enclosed marble shower, joined by two more bedrooms and a full bath. The lower level adds a rec room with custom built-ins, laundry, and a private guest retreat with its own bedroom and 3-piece bath, so visiting family and out-of-town guests have space of their own. Outside, a deck with a pergola, privacy screens and a gas line for the BBQ sits within mature landscaping, made for summer evenings with no propane runs required. Peace of mind comes standard: triple-pane windows (2023), furnace (2025), A/C (2022) and hot water tank (2024), with the furnace and A/C just serviced. Electrical roughed-in for future hot tub. A double detached garage rounds it out. The location is a rare one: the home sits within the small designated attendance area for Queen Elizabeth Elementary and High School. It's a short stroll to 19 Street NW cafés and shops, and minutes from Kensington, the Bow River pathways, downtown, SAIT, U of C and Foothills.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352952
Bedrooms	4
Bathrooms	4
Year Built	1999
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,722.65 sq. ft.
Main Level Finished Area:	872.8 sq. ft.
Upper Level Finished Area:	849.85 sq. ft.
Below Grade Finished Area:	695.07 sq. ft.
Acreage:	No
Lot Area:	3,250 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1999 (Age: 27)
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:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Washer, Window Coverings
Inclusions:	BBQ (as-is), Central Vac system (as-is), TV and TV mount in living room
Restrictions:	None Known
Main Floor	Dining Room · 12'3" × 7'6" ·
Main Floor	Family Room · 16'1" × 15'8" ·
Main Floor	Kitchen · 13'7" × 13'3" ·
Main Floor	Living Room · 15'1" × 12' ·
Upper Level	Bedroom · 10'6" × 10'6" ·
Upper Level	Bedroom · 12'2" × 10'1" ·
Upper Level	Bedroom - Primary · 13'9" × 12' ·

Basement	Laundry · 6'11" × 5'1" ·
Basement	Bedroom · 17'3" × 14'11" ·
Basement	Game Room · 14'11" × 13'7" ·
Basement	Furnace/Utility Room · 15'2" × 6' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Soaking Tub, Walk-In Closet(s)
Exterior Features:	Barbecue, BBQ gas line, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard
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/2422-3-avenue-nw-calgary-a2352952/

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