2714 3 Avenue NW

Calgary | Active | MLS® A2343681

$1,465,900









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2026**	**2,619.19 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

* OPEN HOUSE | NOV. 20, 5:30-7:30PM * Located in WEST HILLHURST, this modern SEMI-DETACHED, NON-SUITED home delivers an expansive multi-level layout designed for upscale inner-city living. Clean architectural lines, oversized windows, and multiple curated outdoor spaces create a premium setting close to the river, downtown, and local amenities.

A defined foyer creates a welcoming sense of arrival before opening into a dedicated front DINING ROOM connected seamlessly to the kitchen. The kitchen features a large central island with breakfast bar seating and an integrated sink, ceiling-height cabinetry, professional built-in stainless steel appliances, GAS RANGE, and beautiful stone countertops. At the rear, the inviting LIVING ROOM centres around a sleek modern fireplace, wide plank flooring, and expansive patio doors leading to the REAR DECK. A discreet 2PC BATHROOM and functional MUD ROOM complete the main level.

The second floor is thoughtfully designed with TWO LARGE BEDROOMS, EACH WITH ITS OWN PRIVATE ENSUITE, offering exceptional comfort and privacy. One features a luxurious 5PC ENSUITE with floating dual vanities, a glass-enclosed custom tile shower, and a standalone soaking tub framed by an architectural arched window, while the second bedroom enjoys its own 4PC ENSUITE. A versatile BONUS AREA provides the perfect setting for a HOME OFFICE, STUDY, OR FLEX SPACE, while a dedicated LAUNDRY ROOM with built-in storage and counters adds everyday convenience.

The third floor creates a private owner's retreat with a spacious PRIMARY BEDROOM and dedicated 4PC ENSUITE BATHROOM. Across the hall, a massive BONUS ROOM offers flexibility as a media lounge or private entertaining space. Expansive patio doors open to a private elevated BALCONY with neighbourhood views.

The fully developed basement adds another level of flexibility with a sprawling REC ROOM centred around a SECOND WET BAR with built-in cabinetry. An adjacent open area can easily function as a games room, home gym, or play space. A comfortable GUEST ROOM with walk-in closet and full 3PC BATHROOM provides an ideal space for visitors or extended family.

Enjoy an established, highly walkable community close to the Bow River Pathway System, West Hillhurst Community Centre, and Helicopter Park. Nearby schools include West Hillhurst School, Queen Elizabeth School, and Westmount Charter School. Local favourites such as Dairy Lane Cafe and BROUHAHA are just minutes away, while Foothills Medical Centre, Alberta Children's Hospital, downtown Calgary, and routes west to the mountains are easily accessible via Memorial Drive.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343681

Bedrooms	4
Bathrooms	5
Year Built	2026
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:	2,619.19 sq. ft.
Main Level Finished Area:	936.58 sq. ft.
Upper Level Finished Area:	1,682.61 sq. ft.
Below Grade Finished Area:	796.56 sq. ft.
Lot Area:	2,997 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
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:	331AB
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
Builder:	Dominant Homes
New Constr.:	Yes
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst

Appliances:	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 11'10" × 9'7" ·
Main Floor	Kitchen · 21'1" × 15'3" ·
Main Floor	Living Room · 13'11" × 13'5" ·
Main Floor	Mud Room · 10'11" × 5'4" ·
2nd Floor	Bedroom · 15'7" × 12'6" ·
2nd Floor	Bedroom · 14'1" × 13'1" ·
2nd Floor	Laundry · 8'1" × 5'3" ·
3rd Floor	Bedroom - Primary · 13'3" × 12'11" ·
3rd Floor	Bonus Room · 15'3" × 11'5" ·
3rd Floor	Balcony · 15'2" × 13'10" ·
Lower Level	Bedroom · 12'5" × 12'2" ·
Lower Level	Exercise Room · 11'11" × 8'4" ·
Basement	Game Room · 18'7" × 12'7" ·
Basement	Other · 8'7" × 3' ·
Basement	Furnace/Utility Room · 8'2" × 5'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Wet Bar, Chandelier, Closet Organizers, Sump Pump(s), Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, City Lot, Low Maintenance Landscape, Rectangular Lot, Street Lighting

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2714-3-avenue-nw-calgary-a2343681/

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