337 3 Avenue NE

Calgary | Active | MLS® A2335010

$1,375,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2014**	**2,516 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Landan Real Estate

A closer look

THIS IS NOT YOUR TYPICAL INNER-CITY HOME. Custom built and packed with features rarely found together, this impressive Crescent Heights residence offers over 2,500 SQ. FT. ABOVE GRADE, a FINISHED BASEMENT, SOUTH-FACING BACKYARD and an OVERSIZED TRIPLE GARAGE - all just minutes from downtown.
From the moment you enter through the CUSTOM BRAZILIAN WOOD FRONT DOOR, the quality and personality of this home stand out. The executive main living space is anchored by a striking STONE FEATURE WALL and DOUBLE-SIDED FIREPLACE, while extensive CUSTOM BUILT-INS, premium windows and thoughtful architectural details create a home that feels anything but ordinary.
The kitchen was designed for someone who truly loves to cook and entertain. This incredible space features an INDUCTION COOKTOP BUILT INTO THE ISLAND, DOWN-DRAFT VENTILATION, DOUBLE WALL OVENS, DRAWER MICROWAVE, BUILT-IN ESPRESSO MAKER, WINE/BEVERAGE FRIDGES, TRASH COMPACTOR, granite countertops and an abundance of custom cabinetry. Remote-controlled SKYLIGHTS WITH RAIN SENSORS bring additional natural light into the home.
Upstairs, a beautiful BONUS ROOM with bay windows, custom built-ins and another STONE-FEATURE FIREPLACE provides an inviting second living space. The PRIMARY RETREAT feels more like a private boutique hotel suite, featuring a KOHLER INFINITY SOAKER TUB, in-floor heating, TORCH FIREPLACE, fogless mirrors, oversized rain shower and private water closet.
The developed lower level adds even more entertaining and lifestyle space, highlighted by a truly unique CLIMATE-CONTROLLED WINE CELLAR, wet bar and flexible open area.
Comfort and technology have also been thoughtfully incorporated throughout, including THREE CUSTOM FIREPLACES, THREE-ZONE HOME CLIMATE CONTROL, AIR CONDITIONING, built-in entertainment features, central vacuum and smart-home functionality.
Outside, enjoy the SOUTH-FACING BACKYARD and deck, while the OVERSIZED TRIPLE GARAGE provides exceptional parking, storage and future possibilities. The property also offers POTENTIAL FOR A GARAGE SUITE, subject to City approval, creating an exciting option for multi-generational living, guests or additional income. The home's size, location and flexible living spaces may also appeal to buyers considering EXECUTIVE RENTAL OR SHORT-TERM ACCOMMODATION possibilities, subject to applicable City regulations, licensing and approvals.
The exterior was finished with a FULL-SYSTEM COMMERCIAL-GRADE ACRYLIC STUCCO system, representing another substantial investment in the home's construction and efficiency.
Located in sought-after CRESCENT HEIGHTS, you are minutes from DOWNTOWN CALGARY, the BOW RIVER pathways, restaurants, cafés, shopping, schools and some of the city's best inner-city amenities.
For the buyer searching for something DIFFERENT - something CUSTOM, SUBSTANTIAL and incredibly well equipped - this home needs to be experienced in person. With over 2,500 sq. ft. above grade, a finished basement, triple garage and an extraordinary list of custom features,

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335010

Bedrooms	3
Bathrooms	4
Year Built	2014
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:	2,516 sq. ft.
Acreage:	No
Lot Area:	3,735 sq. ft.
Lot Frontage:	31'6"
Front Exposure:	North
Unit Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2014 (Age: 12)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1

Plan:	1332N
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	3
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Unit
City Quadrant:	Northeast
Community:	Crescent Heights
Appliances:	Bar Fridge, Built-In Oven, Built-In Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Trash Compactor, Washer/Dryer, Window Coverings, Wine Refrigerator
Inclusions:	Hot Tub
Restrictions:	Restrictive Covenant-Building Design/Size
Main Floor	Living Room · 17'3" × 9'8" ·

Main Floor	Dining Room · 16'9" × 11' ·
Main Floor	Foyer · 6'1" × 3'6" ·
Main Floor	Kitchen · 18' × 16'10" ·
Upper Level	Bedroom - Primary · 17'11" × 10'4" ·
Upper Level	Walk-In Closet · 7'11" × 4'9" ·
Upper Level	Bonus Room · 17'1" × 9'3" ·
Upper Level	Bedroom · 14'5" × 8'3" ·
Upper Level	Bedroom · 14'3" × 8'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Bar, Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound
Exterior Features:	Other, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Landscaped, Lawn, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced, Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG, D72
Listed Date:	Aug 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/337-3-avenue-ne-calgary-a2335010/

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