

# \$769,000 - 2, 924 3 Avenue Nw, Calgary

MLS® #A2240839

**\$769,000**

4 Bedroom, 5.00 Bathroom, 1,943 sqft

Residential on 0.00 Acres

Sunnyside, Calgary, Alberta

Unbeatable Location in the Heart of Calgary  
â€“ Steps to LRT & Kensington! Can you imagine living in the heart of Calgary without needing to drive? With the LRT station just a 30-second walk from your doorstep, commuting has never been easier! Welcome to this stunning 3-storey townhouse, quietly nestled on a peaceful side street in the highly sought-after Kensington community. Enjoy the best of inner-city living, just steps from the Bow River, LRT, top-rated restaurants, cozy coffee shops, and the vibrant energy of Kensington Village. This exceptional home offers a total of 2,523 sq.ft. of living space (1,943 sq.ft. RMS + 580 sq.ft. developed basement) and is ideal for professionals, families, or investors. You're also perfectly situated near Downtown Calgary, SAIT, the University of Calgary, and more. The main level showcases a sleek open-concept design featuring a warm natural gas fireplace, spacious dining area, and a chefâ€™s kitchen with premium quartz countertops, custom cabinetry, and elegant laminate flooringâ€”perfect for both everyday living and entertaining guests. On the second level, youâ€™ll find two generous bedrooms, including a primary suite with a walk-in closet and a luxurious 5-piece spa ensuite complete with a jetted tub. The third-floor loft offers flexible living space, including a bonus room, an additional bedroom, a full bathroom, and a large private balconyâ€”perfect for relaxing evenings or enjoying your morning coffee. The



fully finished basement features a media room, 4th bedroom, full bathroom, and plenty of storage. Outside, the professionally landscaped backyard offers a private oasisâ€”ideal for barbecuing and entertaining on long summer nights. This home truly delivers the perfect blend of location, lifestyle, and luxury. A must-see opportunity!

Built in 2014

**Essential Information**

MLS® #	A2240839
Price	\$769,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,943
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	2, 924 3 Avenue Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0J6

**Amenities**

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, Tankless Hot Water
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Barbecue, Garden, Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	13
Zoning	M-CG d72

## Listing Details

Listing Office	Grand Realty
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