

\$884,900 - 2931 Connaught Avenue, Halifax

MLS® #202302093

\$884,900

3 Bedroom, 2.50 Bathroom, 2,000 sqft

Residential on 0.09 Acres

4-B, Halifax, NS

No work to do here! 2931 Connaught Avenue has been tastefully and totally renovated, so you can just move in and start enjoying this established and eclectic West End neighbourhood. This sweet, 3-bedroom house is looking for its forever family. From the privacy hedge out front, to the fenced-in backyard, this house is a calming oasis for a busy family (and a dog). In addition to the spacious living and dining spaces, the main floor has a cheery sunroom and bonus sitting area that could be claimed as an office, den, or playroom. Stunning, light honey hardwood floors pull the rooms together for a seamless flow. The modern kitchen has rich, dark cabinetry and a blend of traditional and modern. Step out back to the grass-level deck and start dreaming of morning coffee and evening BBQs. A private backyard is something to marvel at in the city – especially one with a shed. Upstairs you’ll find 3 large bedrooms including a primary with a Carrie Bradshaw-worthy walk-in closet and ensuite. The basement is unfinished and perfect for storage, and there’s a large hall utility closet/pantry for tucking the vacuum and the dog food. Walk out to the 2 or 3 car driveway – or walk everywhere! This wartime neighbourhood has evolved to embrace yoga, dog parks, convenience stores, coffee shops – and it falls into the Westmount and St. Catherine’s school catchments. Walk the kids to school, then find yourself a latte! The West End means an easy commute downtown



or hop on the McKay bridge in a heartbeat. Connaught will make life easier and complete. Don't miss out on this wonderful opportunity in Halifax. Disclaimer: Prospective Buyers are recommended to seek advice about this property relating to the foreign buyers ban. Exemptions to the ban may apply to this property".

Built in 1943

Essential Information

MLS® #	202302093
Price	\$884,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,000
Acres	0.09
Year Built	1943
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 13th, 2023

Community Information

Address	2931 Connaught Avenue
Area	Halifax - Dartmouth
District	4-Halifax West
Sub-District	4-B
City	Halifax
County	Halifax
Province	NS
Postal Code	B3L 3A3

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved

Interior

Interior Features	Ensuite Bath
Appliances	Gas Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Forced Air, Furnace, Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Foundation	Concrete Perimeter

School Information

Elementary	Westmount Elementary School
Middle	St Agnes Junior High School
High	Citadel High School

Additional Information

Zoning	ER-3
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Listing Details

Listing Office	Engel & Volkers
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Listing information last updated on November 2nd, 2025 at 9:32pm AST