



THE
A-TEAM

**RE/MAX
FIRST**

824 DURHAM Avenue, Calgary T2T5R2

MLS®#: **A2102575**

Area: **Upper Mount Royal**

Listing Date: **01/19/24**

List Price: **\$1,799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**
Lot Information
Lot Sz Ar: **4,682 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,532**
Low Sqft:
Ttl Sqft: **3,532**

DOM

121
Layout
Beds: **4 (4)**
Baths: **5.5 (5 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Low Maintenance Landscape,Street Lighting,Sloped,Views**
Park Feat: **Double Garage Attached,Heated Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Composite Siding,Stone,Stucco,Wood Frame**
Flooring: **Cork,Hardwood,Tile**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`2" x 10`3"
Living Room	Main	21`4" x 16`4"
Foyer	Main	9`3" x 6`0"
Game Room	Basement	14`4" x 9`3"
Mud Room	Basement	10`0" x 5`0"
Bedroom	Second	15`8" x 11`8"

Room	Level	Dimensions
Dining Room	Main	15`5" x 9`8"
Family Room	Basement	16`6" x 12`10"
Bonus Room	Main	15`8" x 15`3"
Laundry	Second	10`1" x 4`10"
Bedroom - Primary	Second	15`11" x 11`11"
Bedroom	Second	13`10" x 11`6"

Bedroom
2pc Bathroom
3pc Ensuite bath
3pc Ensuite bath

Third
Main
Third
Second

21`11" x 19`1"
5`11" x 5`9"
8`11" x 4`11"
9`2" x 5`5"

Other
3pc Bathroom
5pc Ensuite bath
3pc Ensuite bath

Basement
Basement
Second
Second

11`1" x 5`0"
9`11" x 4`11"
15`5" x 12`2"
9`1" x 5`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC (pre 1P2007)

8910031

Remarks

Pub Rmks:

Do you love the excitement of an urban setting? We have the perfect property for you! The perfect location for the hustle and bustle of an urban environment & lifestyle. Architecturally sophisticated, no condo fees, acoustically protected, visually private interior spaces, decks & rear yard, low maintenance soft & hard landscaping. True executive living in the elite community of Mount Royal at the top of the hill. Interested? Read on! An exceptional contemporary urban residence with stunning CITY & DOWNTOWN VIEWS, nestled in the heart of historic Mount Royal. This thoughtfully designed home offers 4 bedrooms & over 4,300 sq ft of meticulously crafted living space, including a FULLY DEVELOPED WALK-OUT BASEMENT. The main level welcomes you with 10' ceilings & rich hardwood floors, showcasing a spacious living room with an elegant feature fireplace & built-ins. The living area seamlessly flows into a chef-inspired kitchen adorned with a massive 12' island, sleek white cabinetry & top-of-the-line appliances. Adjacent to the kitchen is a large dining area with a built-in hutch & access to a private deck complete with an outdoor fireplace—an ideal spot for entertaining. For added flexibility, the main level also offers a versatile bonus room, perfect for a home office space. A stunning open riser staircase leads to the second level, hosting 3 bedrooms, each boasting a private ensuite & walk-in closet. The primary bedroom features a custom walk-in closet & a luxurious 5-piece ensuite with in-floor heat, dual sinks, a freestanding soaker tub, steam shower & heated towel rack. Convenience meets functionality with a laundry room equipped with a sink & ample storage on the second level. Ascending to the third level, you'll find a spacious bonus room with a walk-in closet, 4-piece ensuite & access to an expansive 450 sq ft deck with a second outdoor fireplace & new architectural privacy screen for added seclusion, while still showcasing breathtaking downtown views — an exceptional retreat for relaxation. The walk-out level is a haven for relaxation & entertainment, adorned with cork flooring with in-floor heat. It features a massive family/media room with yet another fireplace, a wet bar & wine room—a perfect space for hosting gatherings. Completing the basement is a convenient 3-piece bath for added comfort and functionality. Additional highlights include a remotely controlled permanent security system, 8' solid core doors throughout & 2 A/C units. The property boasts a second new privacy screen & irrigation system in the back yard & front yard with low maintenance landscaping, an underground sprinkler system & double garage accessible by in-slab heated front driveway (no snow shoveling!), ensuring easy upkeep and a beautiful exterior. This beautiful home enjoys an ideal location, just a short walk from 17th Avenue & 4th Street, as well as proximity to the Glencoe Club, top-notch schools, shopping, excellent restaurants, public transit & a quick commute to the downtown core.

Inclusions:
Property Listed By:

**Second dishwasher.
RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











