



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2124 9 Avenue, Calgary T2N 1E4**

MLS®#: **A2103512**

Area: **West Hillhurst**

Listing Date: **01/25/24**

List Price: **\$3,000,000**

Status: **Active**

County: **Calgary**

Change: **+\$200k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2006**  
Lot Information  
Lot Sz Ar: **6,447 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,396**  
Low Sqft:  
Ttl Sqft: **3,396**

DOM

**114**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **5 Level Split**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:

**Back Lane,Back Yard,City Lot,Cul-De-Sac,Front Yard,Garden,Low Maintenance Landscape,Landscaped,Many Trees,Street Lighting,Underground Sprinklers,Yard Drainage,Yard Lights,Rectangular Lot,Sloped,Sloped Down,Steep Slope,Treed,Views**

Park Feat:

**Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,In Garage Electric Vehicle Charging Station(s),Insulated,Oversized,Side By Side**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Boiler,In Floor,Forced Air,Natural Gas,Zoned**  
Sewer:  
Ext Feat: **Balcony,Built-in Barbecue,Lighting,Private Yard,Rain Gutters**

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

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Instant Hot Water,Microwave,Range Hood,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Bidet,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Skylight(s),Smart Home,Soaking Tub,Steam Room,Storage,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Second	22`5" x 16`6"	Dining Room	Second	19`1" x 18`5"
2pc Bathroom	Second	8`1" x 2`11"	Kitchen With Eating Area	Third	21`0" x 13`2"
Living Room	Third	20`5" x 19`11"	Bedroom - Primary	Level 4	20`5" x 14`9"
Den	Level 4	20`5" x 9`9"	5pc Ensuite bath	Level 4	22`11" x 9`6"

Walk-In Closet	Level 4	16`1" x 15`7"	Bedroom	Level 4	16`1" x 13`0"
4pc Bathroom	Level 4	12`6" x 5`2"	Bedroom	Level 4	16`7" x 12`8"
Game Room	Lower	27`4" x 12`6"	Other	Lower	8`8" x 7`1"
3pc Bathroom	Lower	8`0" x 6`8"	Bedroom	Lower	15`2" x 11`11"
Mud Room	Basement	13`1" x 11`8"	Storage	Basement	26`10" x 12`6"
Storage	Basement	7`8" x 3`0"	Furnace/Utility Room	Basement	11`3" x 9`9"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-C1			
Legal Desc:		4683GP		Remarks	
Pub Rmks:		PRICES RISING   NEW PRICE   Incredibly located this artfully curated 5 level split is perched upon the prestigious hillside landscape of West Hillhurst capturing the stunning view of Calgary's downtown. This executive residence is the height of luxury living, with it's timeless modern exterior, a perfect composition of smooth stucco, rich wood panels and sleek architectural glass. Meticulous attention to design details is evident the moment you enter the front foyer with it's enticing views of the home's thoughtfully composed architectural elements. Enter the impressive great room with it's statement ultra lux fireplace, soaring ceilings and full height windows. The elegant dining room has a visual richness that sets the stage for memorable gatherings with the warmth of the chic modern fireplace and the glow of the stunning Darklight Design 'Bocci' chandelier. Your gourmet kitchen is designed for hosting with it's extra large kitchen island with seating. The top of the line appliances are a chef's dream, with integrated Sub-Zero refrigerator and wine cooler, Wolf 6 burner gas cooktop and double wall oven, and integrated Miele dishwasher. Open the full height Nana Wall accordion windows off the living room to seamlessly extend your living space outside. An entertainers dream outdoor living space is the beautifully lit up low maintenance Zen garden hillside landscape with multiple seating areas including two lounge seating areas one with fireplace, two dining areas and a cooking area. Upstairs the primary suite offers a private sanctuary including a spacious bedroom with fireplace, with lounge seating, cashmere blackout drapes and built-in king bed with side tables. The adjacent lounge area has a private balcony with views of downtown. Your spa like ensuite bathroom with skylights has dual sinks, a luxurious two person soaker tub and steam shower. Pamper yourself with the elegant bespoke dressing room like nothing you have seen before. An executive office with built-in walnut and quartz desk provides the perfect space to work from home. Head down to the lower level for movie time with the built in Dolby 7.1 surround sound system and big-screen TV. The wet bar features a sleek Kholer stainless steel slit-sink and integrated dishwasher, fridge and freezer drawers. A sliding barn door creates a guest suite of this lower level. Other notable features include a large front balcony with fireplace, heated 2-car garage with EV outlet, close proximity to downtown, 3 hospitals and UofC. Desirable West Hillhurst provides excellent shopping and amenities, while nature enthusiasts can take advantage of the extensive bike path system or enjoy Alberta's mountain parks just a short drive away. This exceptional home offers 4303 square feet of living space and embodies the essence of luxury urban living. It's striking architectural features, high-end finishes, and impeccably designed spaces create an atmosphere of sophistication and comfort that is rarely seen.			
Inclusions:		Air conditioners (2), Water softener, Vacuum system with attachments, Wine fridge, Clean power protection system, Crestron sound system, white Gandia Blanco patio furniture, TV's on all walls (6), Leather sofa in recreation room, Dolby 7.1 surround sound system, dishwasher drawer, refrigerator drawer, freezer drawer.			
Property Listed By:		Sotheby's International Realty Canada			

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



















