



THE
A-TEAM

**RE/MAX
FIRST**

1134 PREMIER Way, Calgary T2T1L8

MLS® #: **A2115089** Area: **Upper Mount Royal** Listing Date: **03/14/24** List Price: **\$1,449,000**
Status: **Active** County: **Calgary** Change: **-\$50k, 01-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1945**
Lot Information
Lot Sz Ar: **13,218 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,689**
Low Sqft:
Ttl Sqft: **1,689**

DOM

66
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Front Yard,Lawn,Gentle Sloping,Landscaped,Many Trees,Treed**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Courtyard,Garden,Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	21`1" x 14`0"	Kitchen	Main	21`5" x 14`8"
Dining Room	Main	11`9" x 8`11"	Family Room	Main	20`8" x 9`5"
Bedroom - Primary	Main	15`8" x 15`1"	Bedroom	Main	15`1" x 10`6"
4pc Bathroom	Main	0`0" x 0`0"	Bedroom	Basement	14`9" x 9`6"
Bedroom	Basement	9`10" x 9`6"	Game Room	Basement	20`1" x 13`8"

Storage	Basement	11`2" x 10`8"	4pc Bathroom Legal/Tax/Financial	Basement	0`0" x 0`0"
Title: Fee Simple		Zoning: R-C1			
Legal Desc:	7080AJ		Remarks		
Pub Rmks:	Nestled in prestigious Upper Mt. Royal, Calgary's premier community, this mid-century bungalow offers a blend of classic charm and potential for modern luxury. The residence features a large, spacious kitchen and an elegant living room with sunny SW exposure, alongside two generously sized bedrooms upstairs. The basement unveils an additional two bedrooms and a massive den, ideal for cozy movie nights. Recently this home has had some tasteful updates, including new paint, central AC, and a refreshed allure. This property presents an outstanding opportunity for a grand renovation or to build your future dream estate in one of the most sought-after locations in Calgary. Boasting just over 13,000 sq ft of gently sloping, fully treed land, it ensures privacy and sweeping SW views, making it a gem in a neighborhood of stunning multi-million dollar homes.				
Inclusions:	N/A				
Property Listed By:	RE/MAX House of Real Estate				

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





