



THE
A-TEAM

**RE/MAX
FIRST**

827 19 Avenue, Calgary T2T 0H6

MLS® #: **A2116881** Area: **Lower Mount Royal** Listing Date: **04/25/24** List Price: **\$3,133,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar: **3,102 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,875**
Low Sqft:
Ttl Sqft: **2,875**

DOM

24

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

Ttl Park: **4**
Garage Sz: **3**

Access:
Lot Feat: **Private, Rectangular Lot, Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fan Coil, In Floor, Hot Water, Natural Gas, See Remarks**
Sewer: **Sewer**
Ext Feat: **Balcony, Barbecue, Dog Run**

Construction: **See Remarks, Stucco, Wood Siding**
Flooring: **Ceramic Tile, Hardwood**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, ENERGY STAR Qualified Washer, European Washer/Dryer Combination, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Water Conditioner, Water Softener, Window Coverings, Wine Refrigerator**
Int Feat: **Bar, Bookcases, No Smoking Home, Skylight(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	17`2" x 12`4"	Dining Room	Main	13`10" x 13`6"
Atrium	Main	17`6" x 12`9"	Living Room	Main	24`1" x 16`1"
Family Room	Main	15`1" x 14`1"	Foyer	Main	6`5" x 5`7"
Laundry	Basement	8`6" x 5`9"	Laundry	Second	2`8" x 2`6"
Furnace/Utility Room	Basement	8`8" x 7`8"	Balcony	Upper	7`0" x 7`0"
Other	Third	14`7" x 13`1"	Other	Main	24`0" x 21`9"
Bedroom - Primary	Upper	17`6" x 13`7"	Bedroom	Upper	13`9" x 11`5"
Bedroom	Upper	11`5" x 10`10"	2pc Bathroom	Main	6`3" x 5`5"
3pc Bathroom	Second	8`4" x 4`11"	4pc Ensuite bath	Second	10`11" x 4`11"
5pc Ensuite bath	Second	11`4" x 10`5"	Loft	Third	27`8" x 13`10"
Balcony	Third	14`0" x 4`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **4453L**

Zoning: **M-C2**

Remarks

Pub Rmks: **Discover one of Calgary's most unique modern residences. This one-of-a-kind architectural masterpiece in Lower Mount Royal, designed by European architect Thomas Debicki, resides in the heart of Calgary's vibrant entertainment district. Experience breathtaking city skyline views from the top-floor loft and outdoor patio. Spanning nearly 4000 sqft of space, this luxurious 3 Bedroom residence showcases modern design elements that embrace abundant natural light. Floor-to-ceiling commercial grade glass on the north and south facades, coupled with a central 17 ft wide all-glass pyramid roof built by the Muttart Conservatory in Edmonton—the largest residential pyramid in Alberta—floods a 36 foot high central courtyard with natural light and allows for an indoor live Ficus Fig tree spanning 34 feet high, infusing the home with a sense of natural elegance. The house rises 43 feet above grade due to relaxations from adjacent properties, which cannot be duplicated. The expansive open floor plan and soaring high 13-foot ceilings will captivate your senses with openness and spaciousness in all floors while giving a feeling of grandeur and airiness to the interior. An extensive recent renovation, led by Master Craftsman Pawel Lewandowski of Liveable Spaces, features top-of-the-line finishes throughout including high end appliances (SubZero/Viking/Asko), crystal glass white tile, and a breathtaking 17-foot book-matched Statuario marble island. Crossing a glass bridge leads you to the spa-like master retreat, with an open-concept layout, extensive built in cabinetry, walnut display cabinet, 36" gas Fireplace, 10-foot-high closets w/ modular wall units & Servetto pull downs providing 438" of linear hanging space. The Top floor loft has 360-degree windows, sliding glass doors to an outdoor patio and built in bar. An entertainer's haven, this architecturally celebrated abode offers social spaces across three levels and a secluded backyard oasis. The outdoor living area features a built-in outdoor kitchen with 32" gas BBQ, sink, fridge, and outdoor TV, creating an ideal setting for gatherings with an aluminum electronic adjustable Pergola for complete privacy. A Side yard with pet friendly high-end artificial grass is an ideal dog run or kids play area. This house has captured the attention of multiple magazines, including the Calgary Herald, was showcased as a feature in the Calgary Art Walk and hosted the CityTV Breakfast television show. Experience the seamless fusion of innovative design and inviting family-friendly living in this stunning home, perfectly suited for both daily comfort and entertaining. There's truly nothing else like it in all of Calgary.**

Inclusions: **Dishwasher, Dryer, Energy Star Qualified Washer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Water Conditioner, Water Softener, Window Coverings, Wine Refrigerators.**

Property Listed By: **The Agency Calgary**

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











