



THE
A-TEAM

**RE/MAX
FIRST**

805 PROSPECT Avenue, Calgary T2T 0W6

MLS® #: **A2117339** Area: **Upper Mount Royal** Listing Date: **03/24/24** List Price: **\$2,599,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1948**
Lot Information
Lot Sz Ar: **8,449 sqft**
Lot Shape: **Finished Floor Area**
Abv Sqft: **3,489**
Low Sqft: **3,489**
Ttl Sqft: **3,489**

Access:
Lot Feat: **Other, Private**
Park Feat: **Double Garage Attached**

DOM

55
Layout
Beds: **3 (3)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Wood**
Heating: **In Floor, Forced Air**
Sewer:
Ext Feat: **BBQ gas line, Lighting, Private Yard**
Construction: **Brick, Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher, Electric Cooktop, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Built-in Features, Elevator, No Animal Home, No Smoking Home, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	14`3" x 12`0"	Living Room	Main	21`3" x 14`2"
Dining Room	Main	14`11" x 12`3"	Kitchen	Main	11`10" x 16`6"
Dining Room	Main	6`9" x 11`8"	Living Room	Main	17`11" x 12`7"
Living Room	Basement	20`9" x 12`4"	Great Room	Basement	9`8" x 18`6"
Bedroom	Second	15`8" x 13`3"	Bedroom	Second	15`7" x 10`3"
Bedroom - Primary	Second	14`10" x 15`1"	2pc Bathroom	Main	4`0" x 7`10"
6pc Ensuite bath	Second	17`4" x 14`9"	2pc Bathroom	Second	6`6" x 5`0"

4pc Bathroom	Basement	5`2" x 12`2"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:		Zoning: DC (pre 1P2007)	
	2112AC		Remarks
Pub Rmks:	Welcome to an unparalleled masterpiece nestled within Calgary's most prestigious Upper Mount Royal neighborhood, a residence that exudes luxury and architectural finesse. This extraordinary home, featured in Avenue Calgary for its contemporary design, stands as a testament to refined elegance and timeless sophistication. Originally envisioned by the late Honourable Peter Lougheed in 1981 and meticulously revitalized by Calgary's renowned local designers in 2015, this two-storey marvel seamlessly blends classic charm with modern allure, creating an ambiance of unparalleled prestige. With the Glencoe Club and Evamy ridge only a stone's throw away, this location offers convenience and exclusivity. For effortless mobility throughout the home, an elevator awaits, providing seamless access from the lavishly appointed basement to the principal and uppermost levels. Despite its impressive pedigree and luxurious ambiance, this home may require some cosmetic repairs or customized renovations to suit your taste before you move in. Although it has been well cared for, a few areas might need some attention to reach their full potential. This is common among prestigious homes in Upper Mount Royal, and provides an opportunity to add your personal touch. Step into luxury living at its finest as you explore the meticulously designed interiors. Three spacious bedrooms, including a master retreat, await, featuring a charming clawfoot bathtub and an extravagant oversized steam shower for the ultimate relaxation experience. With two full baths and two half baths, every comfort is thoughtfully attended to. Luxuriate in the opulence of two walk-in closets, meticulously designed to accommodate your wardrobe and a dedicated showcase area for your prized shoe collection. Indulge in the pinnacle of comfort, style, and convenience as you immerse yourself in the grandeur of this distinguished abode. For those discerning individuals seeking the ultimate in refined living, this is an opportunity not to be missed. Contact us today to schedule your private viewing and experience the unparalleled splendor of this remarkable residence.		
Inclusions: Property Listed By:	NA CIR Realty		

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









