



THE
A-TEAM

**RE/MAX
FIRST**

828 MEMORIAL Drive #101, Calgary T2N 3C8

MLS® #: **A2123520**

Area: **Sunnyside**

Listing Date: **04/17/24**

List Price: **\$1,195,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,213**
Low Sqft:
Ttl Sqft: **2,213**

DOM

32

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Single Garage Attached,Stall,Underground

Utilities and Features

Roof:
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Built-in Barbecue**

Construction: **Brick,Stone,Stucco,Wood Frame**
Flooring: **Hardwood,Marble,Stone**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Elevator,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Storage,Walk-In Closet(s),Wired for Sound**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	19`6" x 12`0"	Dining Room	Main	14`10" x 9`0"
Living Room	Main	18`9" x 15`9"	Storage	Main	4`7" x 3`8"
Foyer	Main	7`2" x 6`4"	Den	Main	16`7" x 12`4"
Laundry	Main	6`11" x 4`4"	Mud Room	Main	16`5" x 6`2"
Bedroom - Primary	Main	16`5" x 13`11"	Bedroom	Main	14`6" x 11`6"
2pc Bathroom	Main		4pc Ensuite bath	Main	
6pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee:
\$1,250

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d72

Legal Desc: **1411388**

Remarks

Pub Rmks:

Encompassing the entire main floor with over 2,200 sq ft of living space sits this exclusive rare boutique condo that overlooks captivating views of the Bow River, Peace Bridge, and Downtown Core. Enjoy an urban lifestyle with this timeless and contemporary masterpiece that will surpass anything you've seen before and showcases impeccable craftsmanship and high-end luxury in every detail. A sense of calm and privacy await as you make your way through the secured front gate and into a spacious foyer for unsurpassed appreciation. Elegance can be found throughout with the charcoal maple hardwood floors, wainscoting, coffered ceilings, and an open floor plan ensuring that every main living space capitalizes on those breathtaking views. The sophisticated kitchen is over the top with marble counters and backsplash, 12' island, large walk-in pantry, and superior appliances such as Subzero, Wolf, and Miele, including a built-in coffee maker! Sprawling from the kitchen is the open dining and living room with coffered ceilings and a linear gas fireplace, creating a perfect marriage of function and flow for entertaining. A private den serves as an ideal home office, library, or media room and can be closed off by glass bifold doors. The tranquil and serene primary retreat is showcases a grand walk-in closet with custom shelving and dresser, private balcony where you can enjoy relaxing with a good book, and indulgent ensuite with in-floor heating, his/her sinks, soaker tub, and spa-like glass enclosed steam shower. A generous second bedroom showcases designer lighting, walk-in closet and its own private ensuite with in-floor heating, soaker tub and separate shower. Tucked away is the laundry room with sink and a storage room that can be easily converted to a magnificent wine cellar. Titled parking stall is located just outside the back entrance or you can take your private elevator directly down to your single detached garage! Situated off both the kitchen and living room are two covered patios accessed through sliding nano-doors enhance your indoor/outdoor living space. The kitchen patio offers a built-in gas bbq while the living room patio offers gas hookup for a fireable ensuring that no matter where you're choosing to relax you're doing so under the downtown views/lights. This inner-city masterpiece offers optimal soundproofing, solar panels on the roof for energy efficiency, and built-in speakers throughout. Located just steps to trendy Kensington, the Memorial Bridge for quick access to downtown core, and the beautiful parks in Eau Claire. Downtown living has never felt so private and luxurious as it does with this pinnacle property.

Inclusions:
Property Listed By:

n/a
RE/MAX House of Real Estate

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











