



THE
A-TEAM

**RE/MAX
FIRST**

818 HILLCREST Avenue, Calgary T2T 0Y9

MLS® #: **A2125652**

Area: **Upper Mount Royal**

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

List Price: **\$3,399,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**
Lot Information
Lot Sz Ar: **6,802 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,699**
Low Sqft:
Ttl Sqft: **3,699**

DOM

25
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard,City Lot,Close to Clubhouse,Front Yard,Lawn,Garden,Landscaped,Many Trees,Street Lighting,Underground Sprinklers,Rectangular Lot,Treed Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Garden,Lighting,Private Yard,Rain Gutters**

Construction: **Stone,Stucco**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Microwave,Washer,Water Softener,Window Coverings**
Int Feat: **Built-in Features,Central Vacuum,Chandelier,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`11" x 14`1"
Kitchen	Main	16`3" x 15`2"
Family Room	Main	18`0" x 15`5"
2pc Bathroom	Main	7`11" x 5`11"
Bedroom	Second	13`3" x 12`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	22`2" x 16`0"
Nook	Main	22`0" x 11`6"
Foyer	Main	14`1" x 6`11"
Bedroom - Primary	Second	17`11" x 15`9"
Bedroom	Second	14`6" x 12`8"

Office	Second	10`7" x 10`3"	Laundry	Second	8`6" x 6`5"
Game Room	Lower	20`9" x 14`5"	Bedroom	Lower	13`5" x 13`3"
5pc Ensuite bath	Second	11`10" x 11`4"	4pc Bathroom	Lower	9`8" x 4`11"
5pc Bathroom	Second	17`5" x 5`5"	Mud Room	Lower	11`10" x 9`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **2112AC**

Zoning:
DC

Remarks

Pub Rmks: **Welcome to 818 Hillcrest Ave. Situated in the heart of Mount Royal, this 4 bedroom home offers over 4300 sq ft of developed space. The gracious, centre hall plan features 10 foot ceilings throughout the main floor & new contemporary lighting at the entrance. Enjoy a family dinner in the large, light filled dining room with new chandelier. Across the hall is the wonderful formal living room with gas fireplace & french doors leading out to front balcony. Large kitchen with built-in china cabinet, granite countertops with top of the line appliances including new dishwasher & refrigerator. Large butler's pantry joins the dining room to the kitchen. The inviting kitchen eating area is light filled & it is the perfect spot to grab a quick weekday breakfast or a large family weekend brunch. Great built-ins with desk. Access to the rear BBQ deck, patio & backyard. Intimate family room perfect for gathering around the TV & features a second gas fireplace. Ascend the wide, gracious staircase to the second floor with 9' ceilings. Large primary bedroom with amazing city views. 3rd gas fireplace creates special place to lounge in bed on weekend mornings enjoying the view. Gorgeous fully renovated ensuite with heated floors & his & hers walk-in closets. Gorgeous office dividing the 2 additional bedrooms. 5 piece family bathroom & upper laundry. The lower level features 9' ceilings, a large recreation room, 4th bedroom, 4 piece bathroom with new carpeting throughout. Spacious mudroom with lots of storage complete the lower level. Attached, lower level oversized garage. Newly epoxied & slat storage system in the garage. 2 new A/C units have been installed, new central vacuum, 95% efficiency boiler, hot water tank & water softener. New front landscaping, gemstone lights which can be set by wifi. New security cameras + front & rear doorbell cameras. House has been newly painted throughout. Call your realtor today to view this gorgeous home. Beverage fridges are As-Is.**

Inclusions: **none**
Property Listed By: **Real Estate Professionals Inc.**

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











