



THE
A-TEAM

**RE/MAX
FIRST**

1212 MONTREAL Avenue, Calgary T2T 0Z4

MLS® #: **A2140077** Area: **Upper Mount Royal** Listing Date: **06/15/24** List Price: **\$3,420,000**
 Status: **Active** County: **Calgary** Change: **-\$170k, 11-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1983** Abv Sqft: **4,741**
 Lot Information Low Sqft:
 Lot Sz Ar: **10,484 sqft** Ttl Sqft: **4,741**
 Lot Shape:

DOM

159
Layout
 Beds: **6 (5 1)**
 Baths: **5.5 (4 3)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Irregular Lot,Landscaped**
 Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Tile** Construction: **Brick,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,See Remarks,Washer,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Bookcases,Central Vacuum,Chandelier,Double Vanity,French Door,Kitchen Island,No Smoking Home,Quartz Counters,Recessed Lighting,See Remarks,Skylight(s),Storage,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`11" x 5`6"	2pc Bathroom	Main	4`8" x 4`8"
Breakfast Nook	Main	22`1" x 15`7"	Dining Room	Main	15`3" x 12`5"
Family Room	Main	23`7" x 13`8"	Foyer	Main	5`11" x 11`5"
Great Room	Main	20`8" x 15`8"	Kitchen	Main	14`7" x 14`4"
Laundry	Main	7`11" x 9`0"	Living Room	Main	16`2" x 11`6"

Mud Room	Main	7`0" x 14`10"	Office	Main	11`4" x 13`10"
3pc Ensuite bath	Second	9`5" x 5`2"	5pc Ensuite bath	Second	19`8" x 16`2"
5pc Bathroom	Second	15`2" x 5`3"	Bedroom	Second	12`9" x 13`7"
Bedroom	Second	15`2" x 11`2"	Bedroom	Second	15`7" x 10`5"
Bedroom	Second	18`2" x 12`3"	Bedroom - Primary	Second	16`4" x 13`10"
Storage	Second	5`5" x 3`10"	Walk-In Closet	Second	11`0" x 12`5"
2pc Bathroom	Basement	9`1" x 4`9"	3pc Bathroom	Basement	6`6" x 6`0"
Bedroom	Basement	12`7" x 11`2"	Exercise Room	Basement	27`4" x 13`8"
Game Room	Basement	23`8" x 41`11"	Wine Cellar	Basement	6`2" x 10`10"
Storage	Basement	9`3" x 13`10"	Furnace/Utility Room	Basement	5`11" x 3`11"
Furnace/Utility Room	Basement	14`4" x 3`11"	Furnace/Utility Room	Basement	12`5" x 16`3"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **7080AJ**

Zoning: **R-C1**

Remarks

Pub Rmks: **Nestled on Mount Royal's most picturesque tree-lined street, this magnificent residence boasts an expansive 7250 SqFt of living space on a generous .25-acre lot. Characterized by its timeless design, this home seamlessly blends transitional style with practical functionality. Enveloped by mature trees and landscaping, the property captivates from the outset. The exterior showcases a blend of beautiful brickwork and a clay tile roof, exuding a timeless charm and elegant appeal. Meticulously renovated by skilled professionals over the years, this 6-bedroom/7-bathroom family home stands as a testament to exceptional craftsmanship and thoughtful design. Beyond its impressive facade lies a sanctuary of comfort and sophistication. Gleaming hardwood floors, 5 fireplaces, custom millwork, intricate wall panelling, crown moulding and ceiling detail, designer lighting and window treatments, high end fixtures and hardware elevate the already stunning aesthetic. Expertly designed for family living and entertaining, this home welcomes you with a grand foyer that sets the tone for the entire residence. The main floor features a bright and open concept living room, adorned with a wood-burning fireplace surrounded by floor-to-ceiling stone. This space effortlessly connects to the casual dining nook and kitchen, a dream space for culinary enthusiasts. The kitchen, equipped with top-of-the-line Viking, SubZero and Miele appliances, ensures unmatched quality and performance. Its sleek design and oversized quartzite island not only enhance functionality but also elevate the visual appeal of the area. Adjacent to the kitchen, a formal dining room with its own fireplace awaits those special occasions. Another fireplace graces the formal living room, creating a delightful ambiance for musical evenings, complemented by the adjoining library/retreat—a serene space for relaxation. Completing the main floor is a well-appointed office with custom built-ins, catering to your professional needs. Upstairs, you'll discover five bedrooms, including the primary suite, an oasis of luxury and comfort. This suite features a spacious bedroom, an en-suite bathroom, and a generous closet, all meticulously designed to fulfill your every need. The secondary bedrooms are equally impressive, each boasting its own built-in features and en-suite or shared bath. The basement serves as a true haven for family entertainment, boasting a media and games room, gym and wine cellar. Additionally, a sixth bedroom with bath completes the lower level, perfect for teenagers or guests. Step outside into the backyard oasis, beautifully landscaped with mature trees and flower beds. A brick patio provides the perfect backdrop for outdoor gatherings and relaxation. Completing this exceptional property is a 3-car garage, offering space for parking and storage. From stunning parks to top-rated schools and shopping, Mount Royal is a coveted neighbourhood with a rich history that captures the essence of refined inner city living.**

Inclusions: **N/A**
 Property Listed By: **Sotheby's International Realty Canada**

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











