

**2118 VICTORIA Crescent, Calgary T2M 4E3**

MLS®#: **A2155231** Area: **Banff Trail** Listing **08/12/24** List Price: **\$1,795,000**  
 Status: **Active** County: **Calgary** Change: **-\$55k, 19-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,406 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,801**  
 Low Sqft:  
 Ttl Sqft: **2,801**

DOM

**100**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Level,Rectangular Lot**  
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Closet Organizers,Double Vanity,Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`3" x 7`2"	4pc Bathroom	Second	7`4" x 12`4"
5pc Ensuite bath	Third	18`2" x 17`2"	4pc Bathroom	Basement	9`0" x 5`11"
Foyer	Main	9`8" x 9`11"	Office	Main	12`11" x 11`6"
Kitchen	Main	10`10" x 16`6"	Dining Room	Main	16`4" x 13`10"
Living Room	Main	16`6" x 13`4"	Mud Room	Main	7`5" x 14`3"
Living Room	Second	11`2" x 14`6"	Laundry	Second	11`8" x 7`0"

Bedroom  
Bedroom - Primary  
Exercise Room

Second  
Third  
Basement

11`9" x 13`3"  
17`4" x 19`5"  
12`3" x 9`0"

Bedroom  
Bedroom  
Living Room

Second  
Basement  
Basement

13`4" x 15`2"  
10`8" x 13`6"  
18`4" x 19`4"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

2312195

Zoning:  
R-C2

Remarks

Pub Rmks:

**Modern 3-Storey Home with over 3,800sqft of living space and an ELEVATOR in Desirable Banff Trail! Nestled in the sought-after inner city community of Banff Trail, this stunning residence offers a blend of modern elegance and practical luxury. Located on a serene, well-developed street with a picturesque park just behind, this home is perfect for those seeking both tranquility and convenience. Step inside to discover a designer front den, featuring a dreamy lighting design and an elevated feature wall that sets a sophisticated tone. The main floor boasts beautiful hardwood floors and an open-to-above design, creating a sense of grandeur in the living area. The chef's kitchen is a culinary dream, equipped with top-of-the-line appliances, including a 6-burner range, and exudes modern luxury. The main floor also includes a stylish powder room, complete with a fun wall lighting feature and a unique vanity design. A convenient mudroom off the back adds practicality to the home's elegant layout. On the second level, you'll find two generously sized bedrooms with built-in closet features and a spacious Jack-and-Jill bathroom, ideal for sharing. This floor also includes a cozy living area with a convenient bar and an oversized laundry room equipped with all essential amenities. The third level is dedicated to the primary retreat, occupying the entire floor. This luxurious space features a large bedroom, a coffee station/wet bar, and a spacious deck overlooking the backyard and park. The massive walk-in closet with designer built-ins and the breathtaking ensuite bath are highlights. Flooded with natural light, the ensuite bath boasts a huge double vanity, a striking black soaker tub, an oversized tile-surround steam shower, and elegant floor tiles that extend up the walls for added drama. The fully finished basement offers the fourth bedroom with a large closet, a stylish full bath with bold black tiles, a designated home gym, and a media room with an adjacent wet bar, perfect for entertaining guests. Outside, the home presents a cozy front patio and an eye-catching exterior. The property is fully equipped with an elevator to service all four floors, adding a touch of convenience and accessibility. Close to major roadways, schools, and a wealth of local amenities, this home offers both luxury and practicality. Don't miss the opportunity to make this extraordinary property yours—book your showing today!**

Inclusions:  
Property Listed By:

n/a  
eXp Realty

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













