

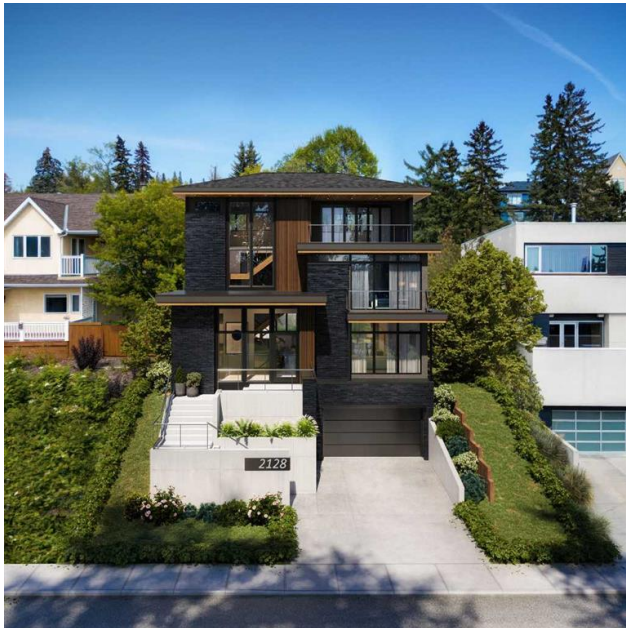


THE
A-TEAM

**RE/MAX
FIRST**

2128 9 Avenue, Calgary T2N 1E4

MLS®#: **A2156084** Area: **West Hillhurst** Listing Date: **08/07/24** List Price: **\$2,850,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1954**
Lot Information
 Lot Sz Ar: **598 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,000**
 Low Sqft:
 Ttl Sqft: **4,000**

DOM

42
Layout
 Beds: **4 (3 1)**
 Baths: **5.0 (4 2)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Cul-De-Sac,Rectangular Lot,Sloped Up**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas,Radiant**
 Sewer:
 Ext Feat: **BBQ gas line,Boat Slip**

Construction: **Brick,Stucco,Wood Frame**
 Flooring:
Hardwood,Tile
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Bar Fridge,Built-In Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Washer/Dryer**
 Int Feat: **Built-in Features,Granite Counters,High Ceilings,Recessed Lighting**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Basement	8`0" x 8`0"
Exercise Room	Basement	13`0" x 11`0"
Mud Room	Basement	15`0" x 6`0"
Dining Room	Main	15`0" x 14`0"
Kitchen	Main	15`0" x 23`0"
Office	Main	13`0" x 11`0"
5pc Ensuite bath	Second	12`1" x 16`0"
Bedroom	Second	12`0" x 13`0"
2pc Ensuite bath	Second	11`0" x 5`0"
Laundry	Second	13`0" x 7`0"
3pc Bathroom	Third	10`0" x 7`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Basement	12`0" x 12`0"
Game Room	Basement	20`0" x 20`0"
Wine Cellar	Basement	6`0" x 6`0"
Great Room	Main	25`0" x 14`0"
2pc Bathroom	Main	5`0" x 7`0"
Walk-In Closet	Second	16`0" x 12`0"
Bedroom - Primary	Second	16`0" x 20`0"
Bedroom	Second	13`0" x 12`0"
3pc Ensuite bath	Second	11`0" x 5`0"
Game Room	Third	42`0" x 19`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **4683GP**

Zoning: **R-C1**

Remarks

Pub Rmks: **Nestled in the prestigious community of West Hillhurst, this listing presents an exceptional opportunity to own a custom-built single-family home designed to meet your every need. Situated on a generous lot on a high-end street, this property boasts a prime location close to all amenities, including hospitals, downtown, and a charming dog park at the end of the cul-de-sac. Enjoy the privacy of your own backyard oasis, perfect for outdoor entertaining or simply relaxing in peace. With 4,000 square feet above grade and a total of 5,500 square feet of developed space, this home offers ample room for luxurious living. The top level features a spacious entertaining area, complete with a south-facing patio offering stunning city views. Retreat to the master bedroom, featuring a large closet and ensuite bathroom, or make use of the additional three bedrooms, perfect for family or guests. Plus, with a large office boasting 12-foot ceilings near the front entrance, you'll have the perfect space for work or study. Experience the epitome of elegance with the high level of finishing throughout, including a striking brick exterior that adds timeless charm to the home's facade. And with construction yet to begin, the new buyer will have the opportunity to customize the home to their exact specifications, ensuring it meets their unique needs and preferences. But the customization options don't end there. This property also comes with an approved Development Permit for an optional rear carriage house on the laneway. Whether you envision it as a separate office, studio, gym space, or a spacious garage for car storage, the possibilities are endless. Don't miss out on this rare opportunity to own a custom-built home in one of Calgary's most desirable neighborhoods. Contact us today to learn more about this exceptional property and start turning your dream home into a reality.**

Inclusions: **None**
 Property Listed By: **RE/MAX House of Real Estate**

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