



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**507 BRUNSWICK Avenue, Calgary T2S1P1**

MLS® #: **A2156324**

Area: **Elboya**

Listing Date: **08/15/24**

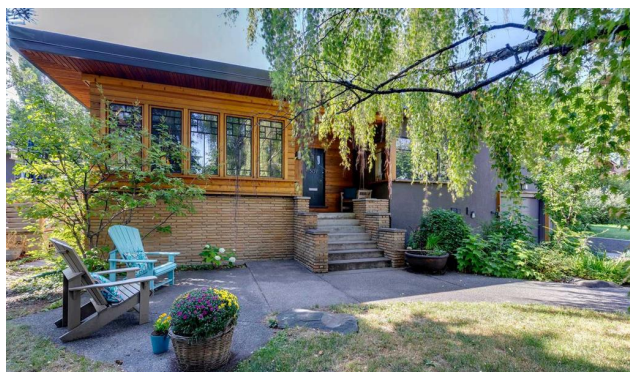
List Price: **\$1,450,000**

Status: **Active**

County: **Calgary**

Change: **-\$75k, 21-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1953**

Lot Information

Lot Sz Ar: **5,575 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,802**  
Low Sqft:  
Ttl Sqft: **1,802**

DOM

**34**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **3 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Irregular Lot,Landscaped,Private,Treed**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Membrane**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer**  
Int Feat: **Bookcases,Built-in Features,French Door,Granite Counters,Kitchen Island,Open Floorplan,Recessed Lighting,Skylight(s),Soaking Tub,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>17`11" x 9`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`5" x 15`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`7" x 11`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>20`5" x 13`7"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>13`2" x 8`10"</b>	<b>Den</b>	<b>Main</b>	<b>10`1" x 7`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`1" x 12`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 9`9"</b>
<b>Family Room</b>	<b>Basement</b>	<b>20`4" x 18`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`0" x 9`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`10" x 10`8"</b>	<b>Laundry</b>	<b>Basement</b>	<b>5`9" x 2`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>		<b>3pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7887GH**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**This incredible architecturally designed home is situated on one of the best streets in Elboya - Brunswick Avenue! The open and bright floor plan gives off an artistic vibe with a modern layout and features over 2,767 sq. ft of living space plus a total of 4 bedrooms. With custom built-ins and a one of a kind glass feature wall, the foyer welcomes you into this amazing home and sets the stage for what's to come. Tucked behind custom storage shelves is the perfect home office/den space overlooking the beautiful tree-lined street. The central hall plan with custom built in storage leads through to the opulent living room wrapped in windows overlooking the stunning back yard space and also includes 4 oversized skylights giving a nature vibe in your private living space plus there is a wood-burning fireplace. The sunroom wrapped in windows provides more tree-lined street views and is the perfect space to read a book with built-in bench seating plus the incredible dining room that was designed to host large family gatherings with custom built in storage and direct access to the backyard through French doors for seamless entertaining (options are endless to create additional entertaining areas in the dining room area such as a great room by moving the dining room to the sunroom) and sides onto the chefs kitchen with granite counters, ample storage and top of the line appliances including an AGA stove. There are 2 bedrooms situated off the private hall including the master suite and 4 piece main bath. The fully developed lower level showcases a large family room with brick fireplace, 2 spacious bedrooms, laundry plus a recently updated 3 piece bath. The showstopper south facing backyard, with seasonal downtown views, is a private oasis wrapped in mature trees and features a deck with access into the dining room, stone patio, rock features with many annuals and perennials and water feature. This home has been lovingly maintained over the years, additional features include a tandem attached garage, recent updates to the lower bathroom and newer roof membrane. This home is truly a private retreat in an urban setting. Conveniently located close to top inner city schools, Britannia shopping Centre, Chinook Mall, The Glencoe Club plus a magnitude of inner city parks and city pathways including Stanley Park and Sandy Beach. With city transportation a few short steps away, access to the core is a breeze. Don't let this incredible opportunity pass you by, book your viewing today!**

Inclusions:  
Property Listed By:

n/a  
**RE/MAX Real Estate (Central)**

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