

1823 WILLIAM Street, Calgary T2G 4K3

MLS®#: **A2157761** Area: **Ramsay** Listing Date: **08/15/24** List Price: **\$1,150,000**
 Status: **Active** County: **Calgary** Change: **-\$45k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **2,583 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Yard Drainage,Private,See Remarks**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,588**
 Low Sqft:
 Ttl Sqft: **1,588**

DOM

34
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Frame,Wood Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Cork,Tile,Vinyl Plank**
 Sewer: Ext Feat: **BBQ gas line,Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Microwave,Oven-Built-In,Range Hood,Tankless Water Heater,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Quartz Counters,Sump Pump(s),Tankless Hot Water,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	13`9" x 11`8"	Kitchen	Main	14`4" x 11`9"
Dining Room	Main	10`7" x 7`3"	2pc Bathroom	Main	5`10" x 4`11"
Bonus Room	Upper	10`9" x 10`7"	Bedroom - Primary	Upper	13`11" x 11`4"
4pc Ensuite bath	Upper	13`1" x 7`7"	Bedroom	Upper	10`6" x 8`11"
Laundry	Upper	4`11" x 3`0"	4pc Bathroom	Upper	7`11" x 4`11"

Family Room
3pc Bathroom

Basement
Basement

19`2" x 14`3"
8`5" x 5`6"

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

11`6" x 9`3"
8`1" x 6`2"

Title:
Fee Simple
Legal Desc:

6260AM

Zoning:
R-C2

Remarks

Pub Rmks:

Ultimate inner-city property on Scotsman's Hill in Ramsay with over 2,275 sq/ft of living space. This LEED PLATINUM certified home offers more than beautiful finishes; it guarantees the home was built with leading edge environmental efficiency, including spray foam insulation throughout, triple-pane windows, ENERGY star appliances, tankless hot water, LED lighting, low-flow fixtures and is solar panel ready. Natural light fills the entire home with 10' ft ceiling on main with 9' up & down, high efficiency furnace & engineered hardwood on main & upper levels, cork flooring in basement, & in-floor heated tile in full baths. Custom kitchen equipped with Fisher & Paykel, Bosch, Miele SS appliances w/ INDUCTION cooktop, QUARTZ counter & ISLAND w/ 150 year-old DOUGLAS FIR bar counter. Upper laundry, with second bedroom, open flex room that is being used as an office but could be converted into a 3rd bedroom; master bedroom includes a spa ensuite with dual rain shower heads & built-in closets. Basement includes a third bedroom, 3 piece bath & spacious rec room. Convenient to downtown, trendy Inglewood, Elbow and Bow Rivers and bike paths, the new event centre/Stampede, & the new Green Line. Don't miss this opportunity to have it all in one of Calgary's most vibrant inner-city neighbourhoods; impressive finishings throughout coupled with high-end workmanship and LEED PLATINUM certified.

Inclusions:
Property Listed By:

NA
RE/MAX First

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













