



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**327 7 Avenue, Calgary T2E 0N1**

MLS®#: **A2167536**

Area: **Crescent Heights**

Listing Date: **10/17/24**

List Price: **\$1,074,900**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1926**

Lot Information

Lot Sz Ar: **5,984 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,094**  
Low Sqft:  
Ttl Sqft: **1,094**

DOM

**35**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Underground Sprinklers,Rectangular Lot,Tree**  
Park Feat: **Alley Access,Double Garage Detached,Heated Garage,Insulated,Oversized,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **Lighting,Rain Gutters**

Construction: **Composite Siding,Stone**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,Crown Molding,Granite Counters,Open Floorplan,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
<b>5pc Bathroom</b>	<b>Main</b>	<b>9`1" x 6`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 10`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`6" x 13`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`5" x 12`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`11" x 13`8"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>10`11" x 7`11"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 8`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 10`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`4" x 15`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`8" x 6`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`10" x 13`0"</b>
<b>Laundry</b>	<b>Basement</b>	<b>11`4" x 9`3"</b>

Game Room

Basement

10`7" x 17`3"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

4`8" x 8`8"

Title:  
**Fee Simple**  
Legal Desc:

1332N

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**Open house is cancelled November 17th. Discover unparalleled luxury and charm in this exquisitely redone 1926 bungalow, perfectly situated on a picturesque, tree-lined street in the prestigious Crescent Heights neighbourhood. Offering a harmonious blend of modern sophistication and timeless elegance. This four-bedroom masterpiece sits on an expansive south-facing 50x120 ft lot (R-C2), providing a rare opportunity for discerning buyers, investors, or those with redevelopment aspirations. Step inside to a world of refined living where every detail has been thoughtfully curated for those who appreciate the finer things. The open-concept design showcases luxurious hardwood floors, crown moldings, gas fireplace and built-in speakers that create an atmosphere of elegance. The gourmet kitchen is a chef's dream, boasting custom cabinetry, granite countertops, and top-of-the-line Sub-Zero and Miele appliances, all framed by large, picturesque windows that flood the space with natural light. Whether hosting lavish dinners in your dining room or enjoying intimate family meals, this space is as functional as it is breathtaking. Retreat to the primary suite, where you will find a spacious walk-in closet with custom built-in wardrobes, offering ample storage, while the spa-like bathroom indulges you with heated marble floors, a marble vanity, and a glass-encased soaker tub for the ultimate relaxation. The second bedroom is the perfect versatile space, with the built-in wardrobes and Murphy bed, allowing you the flexibility of a home office or hobby room but still having space for your guests. The outdoor living space is equally impressive, offering a private south-facing backyard that feels like your own personal retreat. Enjoy year-round entertaining on the expansive patio complete with a gas-powered outdoor fireplace, while the oversized heated garage, outfitted with custom cabinetry, a large workbench, attic storage, and commercial-grade heaters, caters to all your storage and hobby needs. This home is packed with thoughtful upgrades that accommodate every lifestyle, including underground sprinklers, air conditioning, and a beautifully landscaped yard designed for easy maintenance and year-round enjoyment. The separate entrance off the back of the house, offers incredible flexibility with your fully finished basement, providing the opportunity to rent it out as an illegal basement suite or legalize the basement with city approval, and or create a profitable Airbnb. Situated just minutes from downtown Calgary, top schools, parks, and local amenities, this residence seamlessly combines urban convenience with serene residential charm. Whether you're looking for a beautiful forever home, a buy-and-hold investment, or a redevelopment opportunity, this Crescent Heights gem offers limitless potential in a prime location. Don't miss the chance to make it yours.**

Inclusions:  
Property Listed By:

**Second Refrigerator, basement furniture is negotiable  
Century 21 Bamber Realty LTD.**

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

























