



THE
A-TEAM

**RE/MAX
FIRST**

1933 5 Street, Calgary T2S2B2

MLS®#: **A2171434**

Area: **Cliff Bungalow**

Listing Date: **10/12/24**

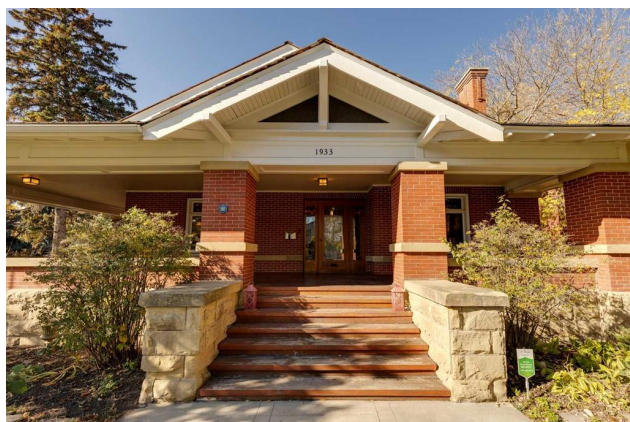
List Price: **\$2,000,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1922**

Lot Information

Lot Sz Ar: **7,588 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,537**
Low Sqft:
Ttl Sqft: **2,537**

DOM

6

Layout

Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Corner Lot,Landscaped,Rectangular Lot**
Park Feat: **Heated Garage,Single Garage Attached,Underground**

Utilities and Features

Roof: **Shingle,Wood**
Heating: **Boiler,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Beamed Ceilings,Bookcases,Built-in Features,French Door,Granite Counters,Kitchen Island,Natural Woodwork,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar,Wood Windows**

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	2`10" x 9`3"
Bedroom	Main	12`2" x 13`8"
Bedroom	Main	16`2" x 13`9"
Dining Room	Main	14`11" x 13`9"
Living Room	Main	15`7" x 20`1"
Sunroom/Solarium	Main	7`7" x 13`8"

Room	Level	Dimensions
4pc Bathroom	Main	16`2" x 7`11"
Bedroom	Main	11`9" x 13`5"
Breakfast Nook	Main	8`10" x 8`1"
Kitchen	Main	15`5" x 23`4"
Office	Main	11`9" x 11`7"
3pc Bathroom	Basement	10`0" x 7`9"

Bedroom
Laundry
Storage
Storage
Furnace/Utility Room

Basement
Basement
Basement
Basement
Basement

15`0" x 16`6"
14`11" x 19`7"
5`9" x 9`9"
4`3" x 5`4"
11`2" x 12`1"

Bedroom
Game Room
Storage
Storage

Basement
Basement
Basement
Basement

12`6" x 12`2"
33`0" x 34`4"
12`0" x 2`9"
11`0" x 5`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1913X

Zoning:
M-CGd72

Remarks

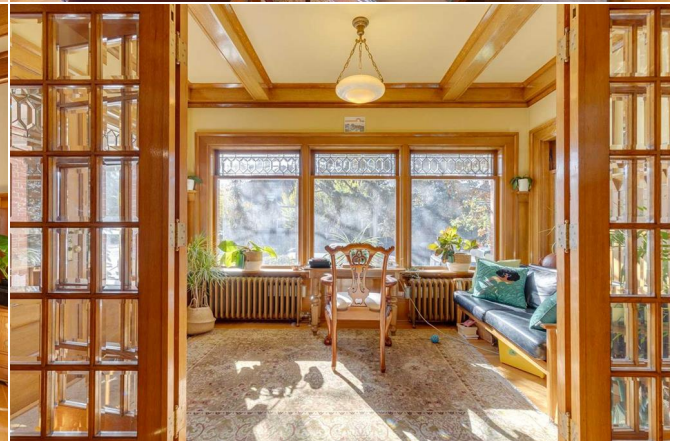
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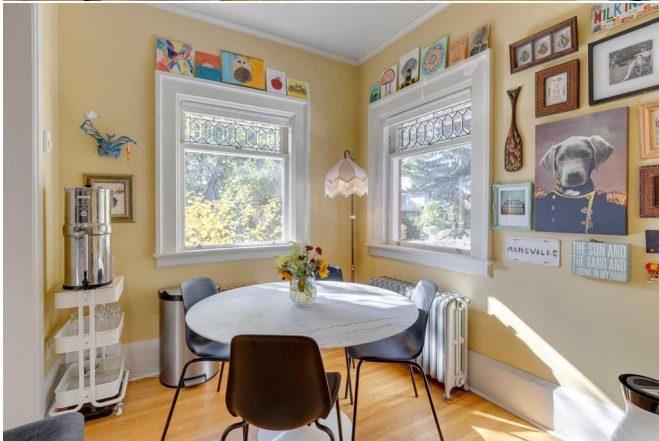
**** Open House, Saturday, Oct 19, 11-1pm **Experience Timeless Elegance in the Heart of Cliff Bungalow. Treend Residence is a stunning embodiment of Prairie-style architecture inspired by the legendary Frank Lloyd Wright. Built in 1922 and meticulously preserved, this sprawling bungalow blends historic charm with modern comforts, offering an unparalleled living experience in one of Calgary's most sought-after neighborhoods. From the moment you arrive, you'll be captivated by the home's low-pitched hip roof, broad overhanging eaves, and inviting wrap-around verandah supported by massive brick/sandstone pillars. The exterior showcases stretcher bond brick veneer over a sandstone foundation, exuding a timeless elegance that's truly one-of-a-kind. Step inside to discover an open floor plan designed for today's lifestyle. The vestibule entry welcomes you into a generous central hallway adorned with rich oak wainscoting and flooring. The spacious living areas feature exquisite wood paneling and a stunning fireplace embellished with salt-glazed tiles and marble inlay—perfect for cozy evenings at home. The spacious dining room opens to a fabulous sun room enchanted with leaded glass windows. A modern kitchen boasts high end appliances and an original breakfast nook, offering a charming space for morning coffee. The home features three bedrooms plus a study on the main floor. The primary suite boasts a walk-in closet and luxurious spa-like ensuite bath. Throughout the home, decorative beveled glass windows bath each room in warm, natural light, creating an inviting and serene atmosphere. The lower level provides a fourth bedroom, large recreation rm, laundry, storage and wine rm, plus access to the underdrive garage. The home features updated mechanical and efficient hot water heating. Set on a beautifully landscaped lot, the property includes mature trees a perennial garden and a classic wrought iron fence that enhances its curb appeal. The expansive verandah provides the perfect setting for outdoor entertaining or quiet relaxation after a long day and the private patio features a modern brick fireplace perfect for entertaining. Located in the vibrant Cliff Bungalow community, you're just steps away from trendy boutiques, gourmet restaurants, and river pathways. Enjoy the convenience of urban living while residing in a peaceful, historic setting. This home is perfect for anyone who appreciate fine architecture and desire a unique living space that stands out from the ordinary. With its blend of historic features and modern amenities, it's an ideal setting for hosting friends or unwinding after a busy day in the city. Embrace a lifestyle of sophistication and comfort in a home that truly has it all. This rare home is a piece of Calgary's history waiting to be part of your future. Call now to arrange your personal tour of this exceptional property.**

Inclusions:
Property Listed By:

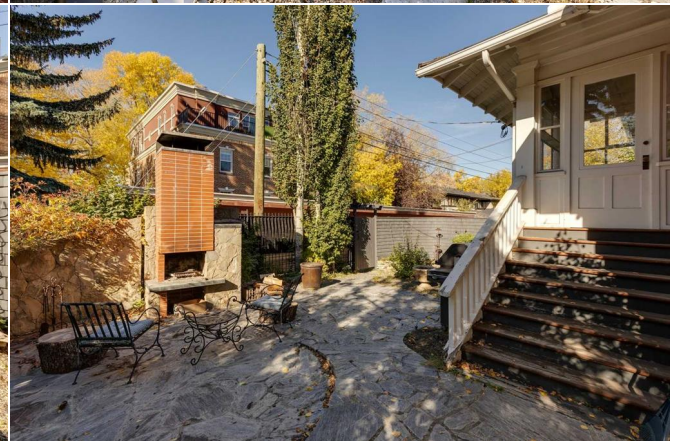
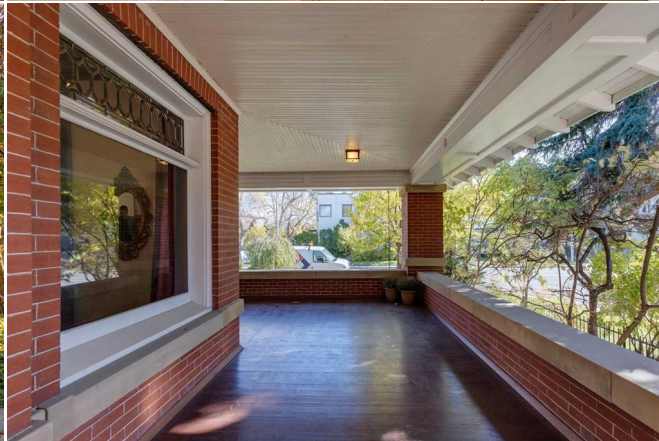
N/A
Real Broker

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











1933 5 St SW, Calgary, AB

Main Floor: Exterior Area 2537.16 sq ft
Interior Area 2426.22 sq ft



PREPARED: 2024/10/10

While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



1933 5 St SW, Calgary, AB

Basement (Below Grade): Exterior Area 2183.07 sq ft
Interior Area 1963.32 sq ft
Excluded Area 228.52 sq ft



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