



THE
A-TEAM

**RE/MAX
FIRST**

827 3 Avenue, Calgary T2N 0J5

MLS®#: **A2172561**

Area: **Sunnyside**

Listing Date: **10/11/24**

List Price: **\$1,895,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Finished Floor Area

Abv Sqft: **2,708**
Low Sqft:
Ttl Sqft: **2,708**

Lot Information

Lot Sz Ar: **4,499 sqft**
Lot Shape:

DOM

11
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Back Yard,Garden,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Rectangular Lot,Treed,Views**

Park Feat:

Double Garage Detached

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Sauna,Skylight(s),Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------|-----------------|-----------------------|
| Kitchen | Main | 18`0" x 11`0" |
| Living Room | Main | 20`5" x 17`0" |
| Family Room | Basement | 18`11" x 15`2" |
| Game Room | Basement | 18`11" x 7`0" |
| Mud Room | Main | 13`6" x 6`5" |
| Bedroom | Upper | 12`10" x 11`8" |

| Room | Level | Dimensions |
|--------------------------|-----------------|------------------------|
| Dining Room | Main | 16`11" x 15`10" |
| Storage | Basement | 14`9" x 6`7" |
| Sauna | Basement | 5`11" x 4`11" |
| Laundry | Upper | 8`2" x 5`9" |
| Bedroom - Primary | Upper | 16`11" x 15`0" |
| Bedroom | Upper | 12`11" x 10`0" |

Bedroom
3pc Bathroom
6pc Ensuite bath

Basement
Basement
Upper

15`6" x 13`10"

2pc Bathroom
4pc Bathroom

Main
Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG

1948P

Remarks

Pub Rmks:

Location and Quality! Absolutely no detail has been overlooked in this elegant contemporary masterpiece. Located steps to the river-pathway in the desirable inner-city community of Sunnyside, this one of a kind home is a model of design, quality, and artistry. Gorgeous curb appeal with lush landscaping leads you up and inside to a spacious entry way, complete with custom bench and walk-in coat closet. As you make your way through the 4,066 sq ft home you'll notice superb craftsmanship, gorgeous white oak hardwood floors, and thoughtful detailing such as in-floor outlets, function of space, and a layout that maximizes every inch of the square footage this home offers. An impressive living room is adorned in natural light and is anchored by a marble surround gas fireplace that's surrounded by built-in storage creating an ambiance of relaxed sophistication. Light flows throughout to the fully equipped kitchen and dining room. Centrally located, the kitchen is truly the heart of the home with its expansive island, quartz counters, and gleaming cabinets. Your inner chef will rejoice with the high-en appliances such as the Miele dishwasher and Wolf gas cooktop, wall oven and microwave. Ideal for entertaining the central kitchen allows you to comfortably visit with guests in both the living and dining rooms. Effortlessly flowing off the kitchen is the spacious dining room that can accommodate the largest of gatherings and glass sliding doors that lead to the West exposed deck, further elevating this bright & elegant space. Glass rails and skylights escort you to the second level where you are presented with a massive hallway with added storage. A convenient 4pc bath, laundry and 3 generous bedrooms, including the dreamy primary. Separate from the other bedrooms, the primary is a tranquil setting with a custom walk-in closet, large picture window and lavish ensuite with heated floors, his/her sinks, deep soaker tub and glass enclosed shower. The additional bedrooms showcase mesmerizing downtown views and vaulted ceilings. A fully developed lower is highlighted by plush carpets, a large family room, gym space, and a wet bar complete with bar fridge. Unlike other basements, where the utility room would be, is a fully finished storage room. The utility room in uniquely situated on the upper level maximizing the share footage to its full potential. A full bathroom, storage room and guest bedroom complete the lower level. The west exposed backyard showcases a large composite deck with slatted privacy wall, pergola complete with hot tub, and patio. The detached garage is fully finished with epoxy flooring and showcases a gas fireplace overlooking the patio. This lovely landscaped oasis is the perfect size from which to enjoy quiet afternoons or dining al fresco. Located a short walking distance to downtown, Prince's Island Park, Schools, and trendy Kensington. This is one home you won't want to miss.

Inclusions:
Property Listed By:

Bar Fridge X2, hot tub
RE/MAX House of Real Estate

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











