



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**826 DURHAM Avenue, Calgary T2T 5R2**

MLS® #: **A2173849**      Area: **Upper Mount Royal**      Listing Date: **10/17/24**      List Price: **\$1,695,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **4,219 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,958**  
 Low Sqft:  
 Ttl Sqft: **2,958**

DOM

**28**  
Layout  
 Beds: **3 (3 )**  
 Baths: **4.0 (3 2)**  
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Lawn, Landscaped**  
 Park Feat: **Double Garage Attached, Front Drive, Heated Driveway, Heated Garage, On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Composite Siding, Stone, Stucco**  
 Flooring: **Concrete, Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings**  
 Int Feat: **Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`4" x 16`4"	Dining Room	Main	17`5" x 12`2"
Kitchen	Main	13`6" x 12`4"	Den	Main	15`2" x 12`4"
Foyer	Main	16`10" x 8`10"	Covered Porch	Main	14`3" x 10`7"
2pc Bathroom	Main	5`8" x 5`2"	Bedroom - Primary	Second	14`0" x 13`10"
5pc Ensuite bath	Second	16`6" x 12`7"	Bedroom	Second	11`5" x 11`2"
Bedroom	Second	15`3" x 10`9"	5pc Bathroom	Second	12`0" x 5`8"
Laundry	Second	7`7" x 5`10"	Flex Space	Third	20`2" x 12`0"

2pc Bathroom  
Family Room  
Storage

Third  
Lower  
Lower

5`8" x 5`6"  
13`0" x 12`10"  
9`1" x 8`6"

Balcony  
Game Room  
4pc Bathroom

Third  
Lower  
Lower

18`10" x 17`10"  
17`1" x 0`5"  
10`1" x 4`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**DC**

**8910031**

Remarks

Pub Rmks:

**PUBLIC OPEN HOUSE THIS WEEKEND, NOV 10th 130-330.. Please check out this gorgeous contemporary home sitting on a 42 FOOT WIDE LOT and on one of the cutest streets in Upper Mount Royal, within easy walking distance to the shops and restaurants of trendy 17 AV and a short hop into downtown. This gorgeous home has almost 3000 square feet of space above ground plus a fully developed lower level and a attached double garage. The look is very transitional and warm through out with a wide open floor plan and tons of windows that make this a very bright home. Large living and dining room with a cozy fireplace , awesome kitchen with a large island, corian countertops and high end appliances, main floor den, built in cabinets galore and a covered deck c/w fireplace for those chilly nights. All the bedrooms are very spacious and the master bedroom is fantastic with a spa like ensuite with marble floors , two sided fireplace and steam shower. The second floor is rounded out with two more large bedrooms, each with a walk in closet, gorgeous 4 piece bathroom and a laundry room with stainless steel floors, very trendy. Upstairs is a large flex room perfect for a guest bedroom and a two piece bath and or a great work out room with a huge window looking out onto the gorgeous street. there is a very large outdoor deck with downtown views and it is even reinforced for a hot tub. The flex room also is roughed in for a wet bar if you like. This is a very high end detached home sitting on a 42 FOOT WIDE LOT, not a cookie cutter townhome or a attached home on a busy street, lots of privacy here. Wire brushed maple hardwood floors on all three floors plus polished concrete floors in the lower level with in floor heat, 8" high baseboards, solid wood doors , concrete sinks, wine cellar, MURPHY BED in the lower level for a guest suite, walk up to the back yard with a doggie door, unique high end lighting all over, large double garage with a extra storage room, central air conditioner, underground sprinkler system, etc. Too many extra features to mention. The landscaping and curb appeal of the house is fabulous with a rock feature wall and heated driveway and it is fully fenced and please enjoy the back yard with flower beds with plenty of room for doggie to run around. Again the location is so perfect and so walkable to schools, parks, shopping, transit and again a short hop into to downtown . ADD IN A CONTROL 4 HOME AUTOMATION SYSTEM WITH SPEAKERS ALL THROUGHOUT THE HOUSE PLUS THE DECK, 5 TELEVISIONS WHICH ALL STAY. JUST MOVE IN AND ENJOY.**

Inclusions:  
Property Listed By: **ELECTRONICS  
Calgary West Realty**

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













