

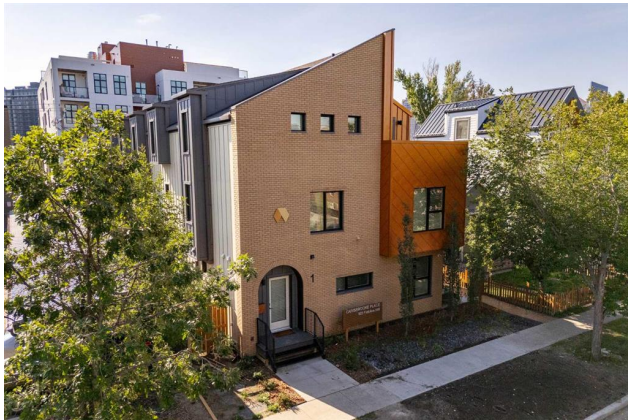


THE
A-TEAM

**RE/MAX
FIRST**

923 1 Avenue #1, Calgary T2N 0A6

MLS® #: **A2174591** Area: **Sunnyside** Listing Date: **11/05/24** List Price: **\$1,288,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,272**
 Low Sqft:
 Ttl Sqft: **2,272**

DOM

15
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Landscaped,Level**
 Park Feat: **Alley Access,Garage Door Opener,Garage Faces Rear,Single Garage Detached**

Utilities and Features

Roof: **Metal,Mixed**
 Heating: **Heat Pump**
 Sewer:
 Ext Feat: **Balcony,Lighting**

Construction: **Brick,Metal Siding ,Mixed,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Elevator,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,See Remarks,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`9" x 4`10"	Dining Room	Main	9`1" x 8`4"
Kitchen	Main	14`0" x 13`6"	Living Room	Main	14`6" x 10`1"
Furnace/Utility Room	Main	2`0" x 5`1"	4pc Bathroom	Second	8`11" x 5`0"
Bedroom	Second	13`10" x 12`2"	Bedroom	Second	9`8" x 11`2"
Family Room	Second	11`7" x 12`10"	5pc Ensuite bath	Third	9`4" x 16`3"
Bedroom - Primary	Third	16`9" x 33`9"	4pc Bathroom	Basement	7`3" x 9`5"

Balcony
Game Room
Furnace/Utility Room

Third
Basement
Basement

15`5" x 18`6"
2`6" x 5`11"

Bedroom
Furnace/Utility Room

Basement
Basement

14`8" x 9`5"
9`6" x 9`2"

Legal/Tax/Financial

Title:
Fee Simple
Fee Freq:
Monthly
Legal Desc:

Zoning:
M-CG

2410706

Remarks

Pub Rmks:

Indulge in the ultimate blend of sophistication and comfort with Unit 1 at Carisbrooke Place—the crown jewel of this exclusive four-unit development, just steps from the vibrant Kensington district, Peace Bridge, downtown Calgary, and an array of urban conveniences. Spanning four impeccably designed levels and offering an expansive 2,273 square feet of living space, this home redefines luxury with 4 spacious bedrooms, 3.5 bathrooms, and the convenience of a PRIVATE ELEVATOR. As you enter, you're welcomed into a bright, open-concept living area that seamlessly connects to the gourmet kitchen, fitted with premium appliances and high-end finishes. This elegant space flows into a dining area, ideal for hosting intimate gatherings or lavish dinner parties. On the upper levels, you'll find your private retreat. The entire top floor is dedicated to the primary suite, featuring a private balcony, a lavish ensuite with spa-like amenities, and his and hers closets. The second floor houses two additional bedrooms, a shared bathroom, and a cozy bonus room, perfect for family relaxation or as a guest retreat. The fully finished lower level adds even more versatility, offering a spacious family room, an additional guest bedroom, and a full bathroom. Outdoor living is elevated with a private patio space, perfect for relaxation or entertaining. The unit also includes secure parking and a storage unit in the building's garage. Located just minutes from the CTrain and scenic pathways into downtown, Carisbrooke Place offers quick access to Calgary's premier destinations, perfect for both work and leisure. This residence combines timeless, castle-inspired architecture with the modern comforts of contemporary living in the vibrant Sunnyside neighborhood. Step into a life of unparalleled comfort and convenience, surrounded by historical charm and the lively energy of Kensington's boutique shops, cafes, and rich cultural experiences—all at your doorstep.

Inclusions:
Property Listed By:

N/A
Sotheby's International Realty Canada

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



