



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**18 27 Avenue, Calgary T2S 2X8**

MLS®#: **A2178764**

Area: **Erlton**

Listing Date: **11/13/24**

List Price: **\$1,200,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2011**

Lot Information

Lot Sz Ar: **3,046 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,005**  
Low Sqft:  
Ttl Sqft: **2,005**

DOM

**38**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Lawn,Landscaped,Level,Rectangular Lot,Views**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Private Yard**

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

Kitchen Appl: **Built-In Oven,Built-In Range,Central Air Conditioner,Dishwasher,Freezer,Garage Control(s),Garburator,Gas Cooktop,Gas Water Heater,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recreation Facilities,Skylight(s),Steam Room,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`1" x 16`1"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`2" x 8`10"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`2" x 10`8"</b>	<b>Laundry</b>	<b>Upper</b>	<b>8`8" x 7`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>10`5" x 6`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>8`10" x 8`10"</b>

<b>Bedroom</b>	<b>Upper</b>	<b>13`8" x 11`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`4" x 11`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`9" x 16`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`0" x 23`3"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>11`0" x 10`5"</b>
<b>Walk-In Closet</b>	<b>Lower</b>		<b>Storage</b>	<b>Lower</b>	<b>5`6" x 4`8"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>4`11" x 7`8"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>5`1" x 9`5"</b>
<b>Game Room</b>	<b>Lower</b>	<b>24`8" x 15`0"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-CG**  
 Legal Desc: **2865AC**

Remarks

Pub Rmks: **Discover your dream home—an inner-city luxury oasis built in 2011 and meticulously updated in 2023 with several high-end upgrades. This exquisite residence is packed with top-tier finishes: air-conditioning, custom railings, heated floors, Italian tiles, granite countertops, 9-foot ceilings with skylights, French doors, built-in closets, marble backsplashes, and striking 8-foot doors. The main floor is designed for seamless entertaining with its open-concept layout. Enjoy a formal dining area, a stunning kitchen, and a welcoming living room that opens to a private patio—perfect for gatherings or a relaxing evening. The upper level is dedicated to comfort and elegance, featuring a primary suite with a 12-foot vaulted ceiling, Juliet balcony with downtown views, and a two-way fireplace to the incredible ensuite. Luxuriate in the ensuite's rain shower, steam room, freestanding tub under a skylight, dual vanities, plus a walk-in closet. This floor also includes two more bedrooms (one with a private balcony), additional bathroom, and a desirable upper level laundry room. Downstairs, the excitement continues with a fully equipped rec room featuring a golf simulator, workout area, and a big screen TV, plus a fourth bedroom and an additional bathroom. Nestled close to downtown in the community of Erlton, this prestigious home puts you just minutes from the Stampede Grounds, the Glencoe Club, Elbow River, vibrant 17th Ave, and Mission's best dining and amenities. With quick access to Chinook Centre, MNP Community & Sport Centre, LRT stations, schools, and more, this location is tough to beat! Don't miss the chance to make this luxurious haven yours. Seller financing available OAC.**

Inclusions: **Golf simulator negotiable**  
 Property Listed By: **RE/MAX Real Estate (Central)**

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







