



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2114 VICTORIA Crescent, Calgary T2M 4E2**

MLS®#: **A2183219**

Area: **Banff Trail**

Listing Date: **12/15/24**

List Price: **\$1,250,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2016**

Lot Information

Lot Sz Ar: **3,412 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,175**

Low Sqft:

Ttl Sqft: **2,175**

DOM

**6**

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,Backs on to Park/Green Space**

Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
Int Feat: **Closet Organizers,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Walk-In Closet(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>19`0" x 13`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`10" x 13`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`7" x 6`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`1" x 18`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`3" x 12`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`8" x 4`10"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 7`5"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>14`1" x 8`3"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>15`1" x 12`10"</b>
<b>Family Room</b>	<b>Main</b>	<b>14`3" x 13`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`9" x 8`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`5" x 11`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`4" x 4`10"</b>

5pc Ensuite bath  
Laundry

Upper  
Upper

17`1" x 8`7"  
7`3" x 5`6"

4pc Bathroom  
Furnace/Utility Room  
Legal/Tax/Financial

Basement  
Basement

8`5" x 5`0"  
21`4" x 5`11"

Title:  
**Fee Simple**  
Legal Desc:

1412691

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**\*\*Stunning Home in Banff Trail - Over 3000 SF of Developed Living Space!\*\* Welcome to your dream home in the highly sought-after community of Banff Trail, Calgary! This exceptional **\*\*2-storey property boasts 2,175 sq. ft. above grade\*\***, plus a **\*\*fully developed basement\*\***, offering over **\*\*3,000 sq. ft. of total living space\*\***. Step inside to discover a bright and spacious main floor, perfect for entertaining or relaxing with family. The **\*\*living and dining areas\*\*** are bathed in natural light, while the **\*\*chef's kitchen\*\*** is a true showstopper, featuring custom cabinetry, quartz countertops, a center island, and ample storage to inspire culinary creations. Adjacent to the kitchen, the cozy **\*\*family room\*\*** with a gas fireplace provides the perfect spot for gathering. Upstairs, you'll find three generously sized bedrooms, including a **\*\*master suite fit for royalty\*\***, complete with a luxurious ensuite and a walk-in closet. The upper level also features a **\*\*bonus room with a second fireplace\*\***, perfect for movie nights or a private retreat. The **\*\*fully finished basement\*\*** adds even more versatility, offering a spacious rec room, a den, an additional bedroom, and a full bathroom - ideal for guests, a home office, or extra family space. Outside, the property includes a **\*\*double detached garage\*\*** and low-maintenance landscaping. Location is everything, and this home has it all! Situated near the **\*\*University of Calgary\*\***, **\*\*SAIT\*\***, and just minutes from major roadways like 16 Ave, Crowchild Trail, and John Laurie Blvd, you'll enjoy easy access to all amenities, schools, shopping, and dining. This Banff Trail gem truly offers the perfect blend of luxury, comfort, and convenience. **\*\*Book your private showing today\*\*** and experience the lifestyle you deserve!**

Inclusions:  
Property Listed By:

N/A  
Grand Realty

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









