



THE
A-TEAM

**RE/MAX
FIRST**

31 HARVARD Street, Calgary T2K 2B5

MLS®#: **A2187041** Area: **Highwood** Listing Date: **01/13/25** List Price: **\$1,099,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary** Finished Floor Area
Year Built: **2024** Abv Sqft: **1,978**
Lot Information Low Sqft:
Lot Sz Ar: **3,003 sqft** Ttl Sqft: **1,978**
Lot Shape:

DOM

8
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer: Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Ext Feat: **Balcony,BBQ gas line** Water Source:
 Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Electric Cooktop,Electric Oven,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Chandelier,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance,Soaking Tub,Sump Pump(s),Vinyl Windows,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>
Living Room	Main	17`0" x 13`0"	Kitchen	Main	17`0" x 16`0"
Dining Room	Main	17`0" x 13`10"	Bedroom - Primary	Upper	14`2" x 12`5"
Bedroom	Upper	13`5" x 10`8"	Bedroom	Upper	13`5" x 10`1"
Laundry	Upper	8`4" x 5`4"	Living/Dining Room Combination	Lower	19`3" x 16`4"
Bedroom	Lower	12`11" x 10`3"	Bedroom	Lower	11`8" x 9`11"

6pc Ensuite bath
4pc Bathroom

Upper
Lower

4pc Bathroom
2pc Bathroom
Legal/Tax/Financial

Upper
Main

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

2311904

Remarks

Pub Rmks:

Stunning Custom-Built DETACHED INFILL in the highly sought-after neighborhood of Highwood Park! This immaculate 2-story home spans over 2,800 sq ft of thoughtfully designed living space, blending modern luxury with comfortable family living. As you step inside, you are welcomed by an expansive foyer that transitions effortlessly into the open-concept main floor. Soaring 9' ceilings on each floor and large windows flood the space with natural light, highlighting the elegant hardwood floors and sophisticated finishes throughout. The gourmet kitchen is a chef's dream, featuring quartz countertops, premium stainless-steel appliances, a massive island with waterfall, capacity of seating, and ample cabinetry for all your culinary needs. The formal dining area is ideal for entertaining, seamlessly connecting to the inviting living room centered around a cozy gas fireplace. The main level also includes a well-appointed half bath and convenient access to the backyard and double detached garage. Upstairs, the luxurious master suite offers a serene retreat with a spacious walk-in closet and a lavish ensuite boasting dual vanities and a deep free standing soaking tub. The master bedroom also features a private balcony at the front of the house, complete with glass railing, providing a perfect spot to enjoy your morning coffee or unwind in the evenings. Two additional generously-sized bedrooms share a beautifully designed full bathroom, while the upper-level laundry room adds practicality to daily living. Legal basement Suite approved from City, where you could live, rent out, or Air BnB! Featuring a private entrance, a full kitchen, a spacious living area, 2 large bedrooms with walk in closets, and a full bathroom, this self-contained legal suite is perfect for generating rental income or accommodating extended family. There is no shortage of storage space throughout the home. All the closets in the house have custom-built closet organizers, provided ample storage space and enhanced functionality. In Addition, all bathroom and laundry rooms use ceramic tiles throughout in place of traditional baseboards, adding a sleek and clean look. Located on a quiet, tree-lined street, this home is just minutes from downtown, half block from prestigious schools, boutique shopping, and picturesque parks. Experience the perfect blend of style, comfort, and convenience. Discover your dream home at 31 Harvard Street in Highwood Park. Book your private showing today!

Inclusions:
Property Listed By:

N/A
PREP Realty

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











