



THE A-TEAM

RE/MAX FIRST

79 CONNAUGHT Drive, Calgary t2k1v9

MLS@#: A2189252 Area: Cambrian Heights Listing Date: 01/23/25 List Price: \$925,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1956
Lot Information
Lot Sz Ar: 5,995 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,443
Low Sqft:
Ttl Sqft: 1,443

DOM

9
Layout
Beds: 3 (3)
Baths: 2.0 (2 0)
Style: 4 Level Split

Parking

Ttl Park: 2
Garage Sz: 1

Access:

Lot Feat: Back Lane,Back Yard,Front Yard,See Remarks,Treed
Park Feat: Driveway,Front Drive,Oversized,Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Yard

Construction: Brick,Stucco,Wood Frame
Flooring: Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher,Dryer,Freezer,Garage Control(s),Gas Cooktop,Microwave Hood Fan,Oven-Built-In,Refrigerator,Washer
Int Feat: Bookcases,Breakfast Bar,Ceiling Fan(s),Central Vacuum,Kitchen Island,No Smoking Home,Quartz Counters,Recessed Lighting
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Bedrooms, Bathrooms, and Furnace/Utility Room with their respective levels and dimensions.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9043HA

Zoning:
R-CG

Remarks

Pub Rmks:

This extensively remodeled 4-level split in the quiet, sought-after neighborhood of Cambrian Heights is the perfect inner-city family or executive home with over 1900 sq ft of total living space. The open-concept main floor features 9-ft ceilings, A/C, a striking stone fireplace with a 100-year-old reclaimed wood mantle, and built-in custom cabinetry. A recessed TV and surround sound system add to the home's high-end finishes. The spacious kitchen is a chef's dream, offering a Bosch appliance package, a large island with a second sink (ideal for entertaining), quartz countertops, and raised-panel maple cabinets in a sophisticated smokey grey. Upstairs, you'll find three generous bedrooms plus a den/office, each with custom closet storage. The beautifully appointed bathrooms include one with dual sinks and another with a stand-alone glass-enclosed shower. Outside, the massive west-facing yard is immaculately landscaped, with stunning perennial gardens that require minimal upkeep, leaving you more time to enjoy your private backyard oasis. From the deck, take in lovely views of the mountains while you entertain. This home also features a front drive and attached garage, plus it's within walking distance to public, Catholic, and Spanish-designated schools, as well as the Calgary Winter Club. With so many stunning details throughout, this home must be seen to be fully appreciated—BOOK A SHOWING THIS WEEKEND- WE'VE MADE ROOM FOR VIEWINGS!

Inclusions:
Property Listed By:

na
RE/MAX House of Real Estate

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











