

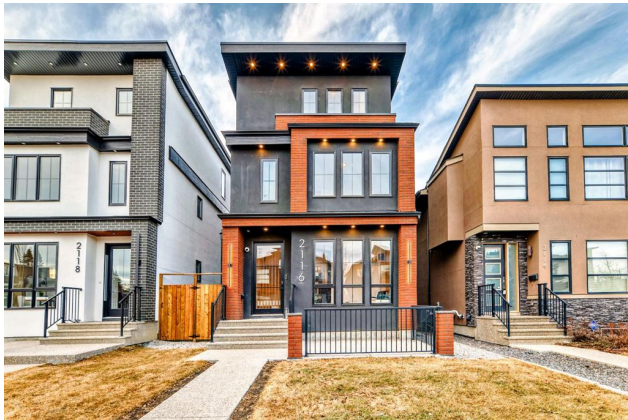


THE
A-TEAM

**RE/MAX
FIRST**

2116 VICTORIA Crescent, Calgary T2M 4E2

MLS®#: **A2198841** Area: **Banff Trail** Listing Date: **03/04/25** List Price: **\$2,250,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **6,813 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,656**
 Low Sqft:
 Ttl Sqft: **2,656**

DOM

7
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **3 (or more) Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Level,No Neighbours Behind,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Other** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Range,Refrigerator,Washer**
 Int Feat: **Bar,Closet Organizers,Double Vanity,Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`4" x 14`0"	Dining Room	Main	12`3" x 10`0"
Living Room	Main	12`3" x 15`11"	Mud Room	Main	8`1" x 12`8"
2pc Bathroom	Main	6`2" x 4`11"	Office	Main	11`11" x 9`10"
Entrance	Main	6`4" x 8`2"	5pc Bathroom	Second	10`4" x 5`5"
Bedroom	Second	10`7" x 10`0"	Bonus Room	Second	12`3" x 10`5"
Other	Second	6`8" x 5`11"	Laundry	Second	6`0" x 9`4"

Walk-In Closet	Second	6`6" x 8`5"	Bedroom	Second	13`1" x 9`11"
Other	Second	5`0" x 3`0"	Other	Main	5`0" x 3`0"
Walk-In Closet	Third	8`5" x 11`5"	6pc Ensuite bath	Third	17`4" x 14`4"
Bedroom - Primary	Third	17`5" x 14`4"	Balcony	Third	17`3" x 5`8"
Other	Third	5`0" x 3`0"	Media Room	Basement	17`8" x 15`3"
Storage	Basement	5`8" x 3`6"	Flex Space	Basement	11`5" x 9`11"
Storage	Basement	5`9" x 3`6"	Other	Basement	7`9" x 7`8"
3pc Bathroom	Basement	7`10" x 5`3"	Walk-In Closet	Basement	5`0" x 7`10"
Bedroom	Basement	12`3" x 9`4"	Other	Basement	5`0" x 3`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **9110GI**

Zoning:
R-C2

Remarks

Pub Rmks: **Discover the perfect blend of contemporary elegance and functional design in this stunning 3-storey home, ideally located in the desirable inner-city neighbourhood of Banff Trail. Situated on a quiet, well-established street with a scenic park right behind, this property offers both peaceful surroundings and urban convenience. Step inside to a thoughtfully designed main floor, featuring a stylish front den with designer lighting and a striking feature wall. The open-concept living space boasts soaring ceilings, beautiful tile floors, and a breathtaking open-to-above design, creating an atmosphere of sophistication. The chef-inspired kitchen is a dream, complete with high-end appliances, including a premium gas range, sleek cabinetry, and luxurious finishes. The second level offers two spacious bedrooms with custom-built closet systems, connected by a well-designed Jack-and-Jill bathroom. This floor also features a cozy lounge area with a built-in bar and an oversized laundry room for ultimate convenience. The entire third level is dedicated to the primary retreat—an exquisite sanctuary featuring a sprawling bedroom, a built-in coffee station/wet bar, and a private deck with views of the backyard and park. The designer walk-in closet offers ample storage, while the spa-inspired ensuite exudes luxury with a double vanity, an elegant black soaker tub, a large steam shower, and dramatic floor-to-ceiling tile work. The fully finished basement is designed for both relaxation and entertainment, offering a fourth bedroom with a spacious closet, a bold and stylish full bathroom, a dedicated home gym, and a media room with an adjoining wet bar. Outside, a charming front patio and striking modern exterior enhance the home's curb appeal. With an elevator providing seamless access to all four floors, this residence perfectly balances style, comfort, and accessibility. Conveniently located near top schools, major roadways, and a variety of local amenities, this exceptional home is a rare find. ****Book your private showing today and experience luxury living at its finest!******

Inclusions: **n/a**
 Property Listed By: **eXp Realty**

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







