

3231 Alfege Street SW
Calgary, Alberta

MLS # A2250226

\$1,625,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,828 sq.ft.	Age:	1931 (94 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Skylight(s), Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Sound

Inclusions: Alarm system, Nest Thermometer, Two credenzas on either side of fireplace in living room, fire table in backyard

Step into this wonderful family home in Upper Mount Royal and enjoy contemporary living in a beautiful character home. A carefully designed professional renovation beautifully joins the heritage aspects of this home to create a stylish, comfortable, and very functional living environment. Offering over 2,600 square feet of living space, this home seamlessly blends family living with wonderful entertaining spaces. An extensive 2020 renovation included hardwood floors throughout, a new kitchen including cabinetry and appliances, new main floor laundry room including new washer and dryer, new main floor bathroom with heated floors, some new windows, paint, and pot lights. Other significant upgrades in 2021-2024 included renovation of the basement, painting of the exterior and garage, landscaping and the addition of central air conditioning. The main floor features beautiful wide-plank oak hardwood floors, an open and inviting floor plan with a well laid out flow of rooms from kitchen to dining, to an elegant living room with a gas fireplace, perfect for entertaining. The kitchen has a generous size breakfast bar, stylish and contemporary finishes, and stainless appliances. Numerous cabinets and pantries provide ample storage space. Contemporary colours and finishes throughout lend a serene and relaxing vibe to this attractive space, rounding out with a desk area just off the kitchen, perfect for supervising homework. Two spacious bedrooms and an office space as well as a beautiful new laundry room and completely renovated 4-piece bath make for functional family living. East, West, and South facing windows ensure an abundance of light throughout the main living area. The master suite is on the second level and is a generous size with a walk-in closet and 4-piece ensuite, with a soaker tub. The renovated basement has a family room, fourth bedroom, a 4-piece bath, custom wine storage,

a second laundry room, and a large utility/storage room. A fully fenced and west facing backyard with a fire table makes for easy entertaining and a comfortable space for family to enjoy the yard in all seasons. Located within walking distance to the Glencoe Club, near all neighbourhood schools including Western Canada High School, and minutes to downtown, the amenities of 17 Avenue, 4th street, and Marda Loop, this lovely home represents outstanding value and opportunity to live in Upper Mount Royal.