

\$1,520,000 - 3210 Vercheres Street Sw, Calgary

MLS® #A2074526

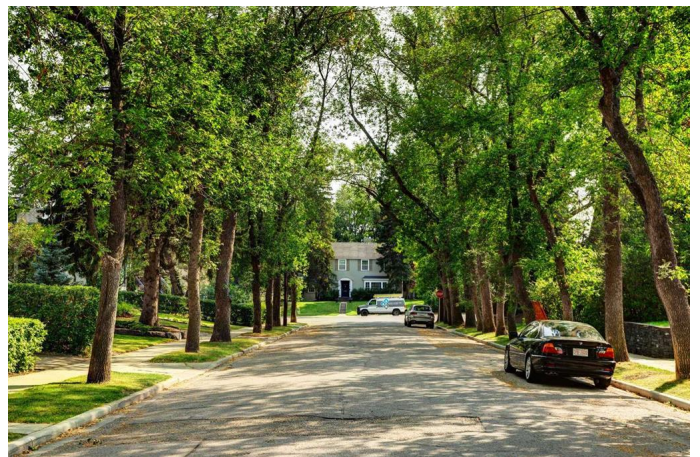
\$1,520,000

4 Bedroom, 4.00 Bathroom, 1,877 sqft

Residential on 0.11 Acres

Upper Mount Royal, Calgary, Alberta

3210 Vercheres St SW Classic Charm & Beauty! View the 3D Tour (Purple House Symbol) Located on a quiet tree lined street in the prestigious community of Upper Mount Royal, this house has fantastic curb appeal with a quaint covered porch across the front of the home. Clean, Bright & Beautiful, this stunning property has many updates. Tons of windows, lots of natural light. Four bedrooms, 3.5 Baths, this home has over 2700 sq ft of developed living space and feels even bigger. Gorgeous hardwood floors throughout both main and upper floors. Freshly painted, modern color palette throughout. The living room features a beautiful fireplace with classic mantle with windows and built-in bookcases on either side of the fireplace that frame and showcase it. Patio doors both off the living room and the family room to access the front veranda and let in an abundance of natural light. Open and spacious, with the living room being open to the family room and the dining room yet with crown modeling and other details that have created cozy defined living spaces. A dining room that is large enough to fit big family gatherings! The renovated kitchen has white cabinets, granite countertops and stainless steel appliances and is open to the dining nook that has a picture window looking out to the yard. A lovely powder room in rich green, complete the main floor. On the upper floor is three bedrooms. A large and spacious primary bedroom with a big walk-in closet and has it's own five piece



ensuite bath with dual sinks, deep soaker tub and stand alone shower. Two good size kids bedrooms and a main bath complete the upper floor. The basement is fully finish and gives you a large recreation room, the fourth bedroom and the 3rd full bath. New custom window coverings. Newer 50 Gallon Hot Water Tank. A/C and a double garage. Beautiful backyard with mature low maintenance landscape and a flagstone patio. This property is in a sought-after school district with the designated schools being Earl Grey School, Mount Royal School and Western Canada High School. Walk to schools, parks, playgrounds, shops and restaurants of 17th Ave and more!

Built in 1945

Essential Information

MLS® #	A2074526
Price	\$1,520,000
Sold Price	\$1,455,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,877
Acres	0.11
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3210 Vercheres Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2T 3R5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Crown Molding, Granite Counters, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2023
Date Sold	October 27th, 2023
Days on Market	70
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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