

\$1,249,000 - 6 St Monica Avenue Se, Calgary

MLS® #A2086261

\$1,249,000

3 Bedroom, 4.00 Bathroom, 2,589 sqft

Residential on 0.07 Acres

Inglewood, Calgary, Alberta

This custom-built home located in Inglewood, a highly sought-after inner-city community, offers luxurious living in a serene cul-de-sac that backs onto Nellie Breen Park. This two-story exquisite home boasts over 3100 sq ft of total living space, including three bedrooms and three and a half bathrooms, with every upgrade one could want and exceptional attention to detail. This energy-efficient home features an engineered structural insulated wall system that gives R30 to all exterior walls, a torch-on roof giving R40, and an additional soundboard in the party wall. The central air conditioning and multiple zoned in-floor heating (worth almost \$200,000), plus a forced make-up air system, provide ultimate control for comfort. The gourmet kitchen is a masterpiece, with a massive leathered granite island, gas cooktop, stainless steel hood fan, and top-of-the-line industrial appliances (Sub Zero & Wolf). The dining room seamlessly connects with the kitchen, offering a breathtaking view of mature trees. The living room features a grand fireplace and a patio doors that open to the low maintenance backyard and paver stone patio, perfect for entertaining and relaxation. Upstairs, the primary bedroom includes a second fireplace. Both sizeable bedrooms come with its own luxurious spa-worthy ensuite and California closets. The finished basement features a rec room that's perfect for



movie nights or game nights, with enough space to make this room multi-functional. This level is complete with another full bathroom, laundry, and access to the tiled, oversized, heated garage and heated stamped concrete driveway, which can be controlled from your phone. Built-in speakers throughout and a hardscaped maintenance-free backyard are added features. This alluring home is located close to the endless amenities this area has to offer, including tennis courts, an outdoor skating rink, the extensive river pathway system, the Inglewood Bird Sanctuary, Calgary Zoo, and the vibrant 9th Avenue. With the perfect balance between beauty and function, this home offers the greatest tranquility of urban riverside living.

Built in 2014

Essential Information

MLS® #	A2086261
Price	\$1,249,000
Sold Price	\$1,210,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,589
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	6 St Monica Avenue Se
Subdivision	Inglewood
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2G 3Y3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Driveway, Heated Garage, Insulated, Oversized, Workshop in Garage

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	October 8th, 2023
Date Sold	November 15th, 2023
Days on Market	35
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office

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