

# \$2,070,000 - 1106 Valois Avenue Sw, Calgary

MLS® #A2087432

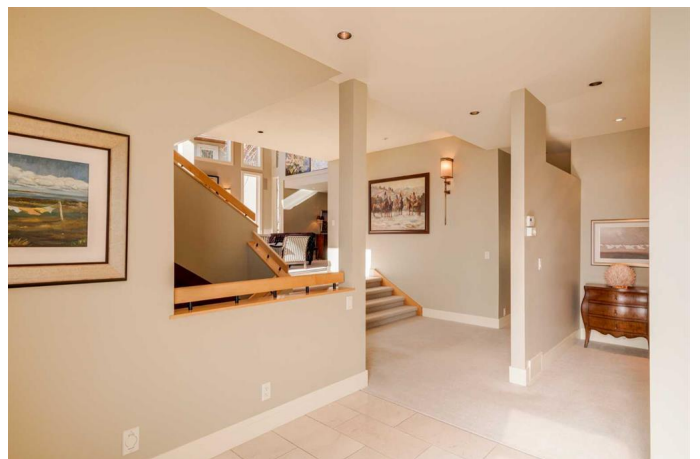
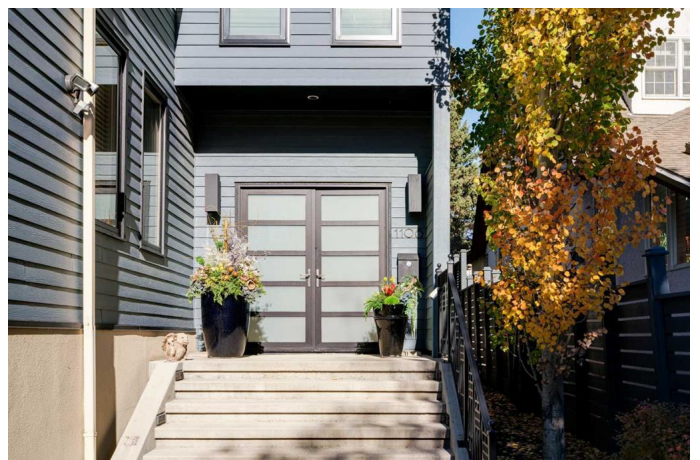
**\$2,070,000**

4 Bedroom, 4.00 Bathroom, 3,530 sqft

Residential on 0.24 Acres

Upper Mount Royal, Calgary, Alberta

Situated on 1 of the QUIETEST streets In MOUNT ROYAL boasting a large, private yard ( lot size 10,333 sq.' ) A massive to-the-stud renovation in 2006 created this Architecturally Enchanting Home. Expansive Entry, sizeable sun-drenched Principal rooms + extraordinary 22 ft soaring Ceiling lend an air of drama & relaxed luxury. Tasteful neutral colors + recessed lighting are throughout the gracious Living spaces ideal for hosting large gatherings as well as perfectly suited for a couple or family. Main floor features a well-positioned Den/Office with Fireplace + Built Ins, discreet elegant Powder room, fabulous Living/ Dining areas, Gourmet Kitchen w/ Miele + Sub Zero Appliances inc. 2 Built in Ovens + 5 Burner gas cooktop + oodles of Counter space. Adjacent Informal Dining Nook + Family Room with Fireplace overlook the lush Fenced backyard. STRIKING Stairway welcomes you to the Upper Level with its reading-nook Loft area. Hosting 3 generous Bedrooms with the Primary embodying a relaxing refuge with its 15 ft. VAULTED cedar Ceiling, Fireplace + private Deck. Lovely Spa Like En-Suite contains dual Sinks, Soaker Tub, separate Water closet + sizeable Shower. 2 Charming Guest/Kids rooms with Double Closets + Window benches share the delightful Full Bath. Loads more Living space (1480 sq'.) in the Lower level with access to the Double ATTACHED Garage, BIG Mud Room, Guest Bedroom with Full Window + Ensuite Bath PLUS Large Rec /Room & Media



Room c/w Theatre Seating! Beautifully landscaped property with sprinkler system + newer low maintenance decks. Roof new in 2018/2019. 3 Furnaces, 2 On demand Hot water, A/C unit. OUTSTANDING NEIGHBORHOOD with an easy stroll to the Glencoe Club, Western Canada High +William Reid schools, Restaurants + River Pathways.

Built in 1977

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2087432    |
| Price          | \$2,070,000 |
| Sold Price     | \$2,400,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,530       |
| Acres          | 0.24        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1106 Valois Avenue Sw |
| Subdivision | Upper Mount Royal     |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2T 1L4               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s) |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings                                                         |
| Heating           | Forced Air                                                                                                                                                                                    |
| Cooling           | Central Air, Partial                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                           |
| # of Fireplaces   | 3                                                                                                                                                                                             |
| Fireplaces        | Gas                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                                                                |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, Garden, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Composite Siding                                                 |
| Foundation        | Poured Concrete                                                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2023 |
| Date Sold      | October 23rd, 2023 |
| Days on Market | 3                  |
| Zoning         | R-C1               |
| HOA Fees       | 0.00               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX REALTY PROFESSIONALS |
|----------------|-----------------------------|

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