

\$1,695,000 - 617 Royal Avenue Sw, Calgary

MLS® #A2101373

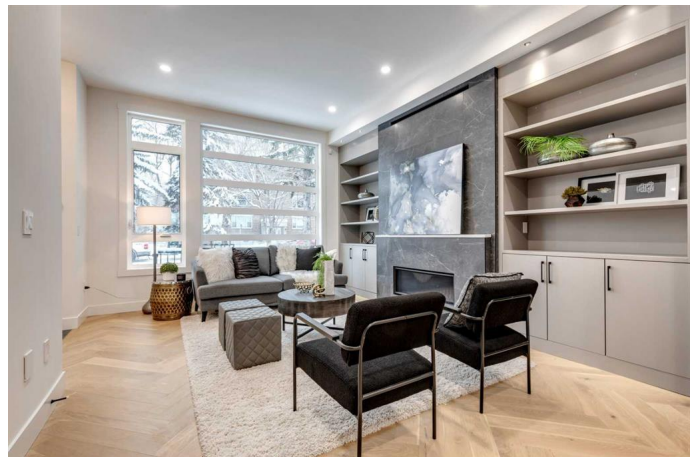
\$1,695,000

4 Bedroom, 5.00 Bathroom, 2,510 sqft

Residential on 0.07 Acres

Cliff Bungalow, Calgary, Alberta

619 Royal Avenue next door already SOLD!
Discover unparalleled luxury at 617 Royal Avenue SW located in the sought after community of CLIFF BUNGALOW. This BRAND NEW 3-storey semi-detached infill built by TimberWolff and designed by Rochelle Cote offers over 3500 sq ft of living space with 4 bedrooms, 4.5 bathrooms, a third floor PRIMARY RETREAT and a PRIVATE ELEVATOR. The 10 ft ceilings on the main level encompass a bright living room showcasing a tiled feature wall with gas fireplace and custom millwork flanked on either side. This leads you to the heart of the home which is the impeccably designed kitchen featuring a large waterfall kitchen island with seating for 5 and a high end Fisher & Paykel S/S appliance package with undercabinet lighting. The adjoining dining area has ample room for family gatherings and SOUTH FACING sliding glass doors that lead to a large elevated patio. The second floor boasts two spacious bedrooms, both with WALK-IN-CLOSETS, one with it's own ENSUITE bathroom, a second 4 piece bath, a large laundry room with sink and ample storage and a flex/home office space. The primary bedroom commands the entire third level offering an exclusive private SANCTUARY. Greeted with your own coffee bar on the way up and a private balcony to enjoy your morning coffee. The spa inspired ensuite has an oversized glass enclosed walk-in shower with bench, heated floors, dual



vanity, stand alone tub and walk-in-closet. The lower level offers extra large basement windows, an inviting rec room with a fully equipped wet bar, a 4th bedroom, full bathroom and a gym. Further features include lower level in-floor hydronic heating, air conditioning, reverse-osmosis, heated tile floors on upper levels in all bathrooms and laundry room, 2 zone furnace, central vac and a heated double detached garage including a floor drain, sink and cabinetry. Easy access to restaurants, services, amenities, schools as well as the Elbow River pathway system.
*Photos from unit next door (619 Royal Avenue, similar finishings)

Built in 2024

Essential Information

MLS® #	A2101373
Price	\$1,695,000
Sold Price	\$1,680,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,510
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	617 Royal Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2S 0G1

Amenities

Parking Spaces 2

Parking Double Garage Detached, Heated Garage, Insulated

Interior

Interior Features Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer

Heating In Floor, Fireplace(s), Radiant

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Back Lane, Front Yard, Low Maintenance Landscape, Level, Rectangular Lot

Roof Asphalt Shingle, Flat, Membrane

Construction Brick, Cement Fiber Board, Stucco

Foundation Poured Concrete

Additional Information

Date Listed March 25th, 2024

Date Sold May 21st, 2024

Days on Market 57

Zoning M-CG d72

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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