

\$1,849,000 - 2804 Toronto Crescent Nw, Calgary

MLS® #A2116525

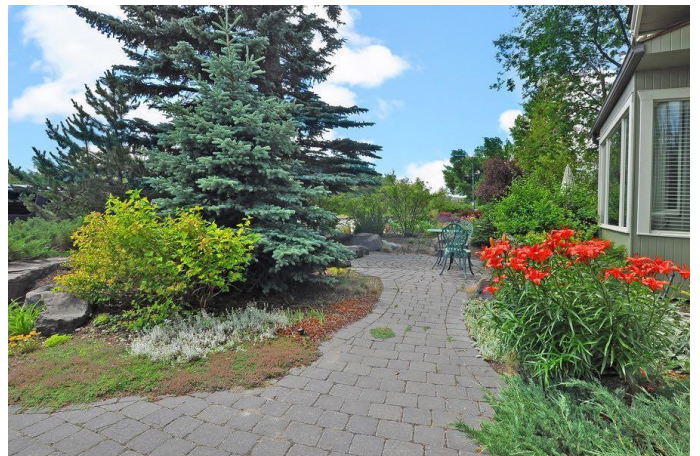
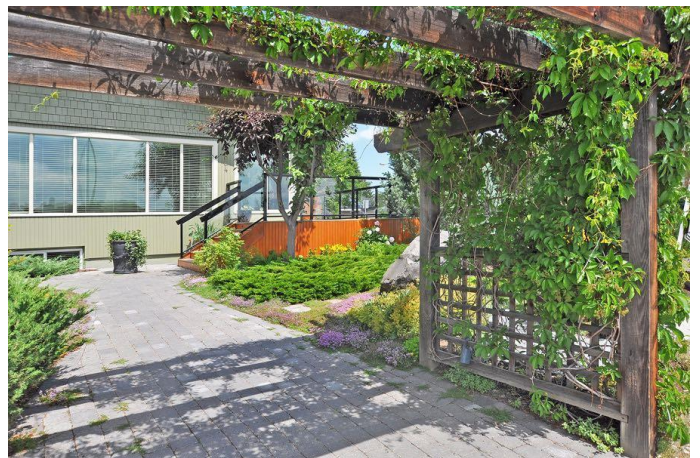
\$1,849,000

4 Bedroom, 3.00 Bathroom, 2,026 sqft

Residential on 0.15 Acres

St Andrews Heights, Calgary, Alberta

Stunning home on a 65' corner lot on desirable Toronto Crescent. This outstanding renovated bungalow boasts unobstructed South views that stretch just West of downtown and over the valley. The home offers 3,100+ sq ft of developed living space with plenty of modern updates including new light fixtures, wallpaper, and customized built-ins by Sunview Cabinets. Main floor is spacious and bright with large South exposed windows that maximize the views and sunny exposure. Entryway opens to a cozy home office space showcasing the unique original wood and glass panelled doors. Living and formal dining area run along the South side with a wall of windows highlighting expansive views. Sunken family room features vaulted ceiling, and exquisite marble surround gas fireplace. Updated top of the line kitchen with Sub Zero refrigerator and Thermador gas stove with a copper hood fan, granite counters, and a huge built-in pantry. Off the kitchen is an extensive mudroom or informal dining room with access to the backyard. Master offers dual closets and a decadent ensuite boasting soaker tub, endless storage, and steam shower. Second bedroom is large with an appealing window bench for kids to sit and read. Lower level houses new carpeting, a third (with gas fireplace) and fourth bedroom, massive rec area with modernized oak detailed entertainment wall. The laundry room and a 3pc bath with heated floors and sauna complete the lower level. Property is professionally landscaped, mature



trees and exceptional garden, a large composite deck, and beautiful stone wood burning fireplace courtyard. Located a short walk from Foothill's Hospital, across from Karl Baker off-leash dog park, UofC and a quick drive to downtown. Ideal for those that enjoy quality of life, unobstructed views and endless natural light.

Built in 1956

Essential Information

MLS® #	A2116525
Price	\$1,849,000
Sold Price	\$1,900,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,026
Acres	0.15
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2804 Toronto Crescent Nw
Subdivision	St Andrews Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3W2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Sauna, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Garden, Irregular Lot, Landscaped, Many Trees, Views
Roof	Cedar Shake
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 29th, 2024
Days on Market	8
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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