

# \$2,200,000 - 1114 Bellevue Avenue Se, Calgary

MLS® #A2123699

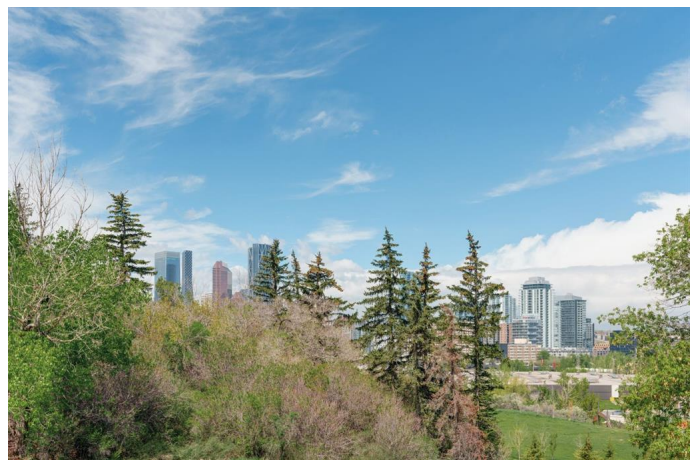
**\$2,200,000**

4 Bedroom, 3.00 Bathroom, 2,518 sqft

Residential on 0.11 Acres

Ramsay, Calgary, Alberta

Nestled on Ramsay's premier street, this exceptional home offers breathtaking downtown and 180-degree valley views. Boasting 4250 sqft of energy-efficient industrial chic design, this 4-bedroom residence exemplifies meticulous craftsmanship and an array of upgrades. Sun-drenched interiors feature polished heated concrete floors, soaring vaulted ceilings, expansive European tilt-and-turn windows, and skylights, flooding the space with natural light. Throughout, discover site-finished cabinetry, custom built-ins, quartz countertops, Aqua Brass and Grohe fixtures, designer lighting, and solid core doors, all complemented by LED lighting. Designed for both family living and entertaining, the main level hosts an open-concept living room with a gas fireplace accented by custom metalwork, a formal dining area, and a chef's kitchen equipped with top-of-the-line Miele appliances, including a steam convection oven and waterfall island. Embracing the essence of indoor-outdoor living, the home's focal point resides in its patios, gracing both the front and rear. These outdoor havens provide idyllic spaces to take in the breathtaking vistas and enjoy al fresco gatherings. Descend to the lower level for a spa-like master retreat offering panoramic valley views, an ensuite with a steam shower, and an oversized walk-in closet. A private office and access to the double attached garage complete this floor. The bright walkout basement boasts



floor-to-ceiling windows, creating an inviting living space perfect for a games room or flexible use. Three additional bedrooms, a bathroom, and the potential for a gym or media/games room round out the basement. Outside, a spacious backyard with mature landscaping offers endless possibilities for play, gardening or taking in the beauty of the surroundings. Conveniently located in the historic Ramsay neighbourhood of Calgary, residents enjoy a mix of heritage homes and modern developments, along with easy access to downtown amenities, diverse dining options, and outdoor activities such as cycling and hiking along the Bow River. With its blend of charm, convenience, and community spirit, this home truly offers the best of all worlds.

Built in 2015

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2123699    |
| Price          | \$2,200,000 |
| Sold Price     | \$2,050,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,518       |
| Acres          | 0.11        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1114 Bellevue Avenue Se |
| Subdivision | Ramsay                  |
| City        | Calgary                 |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2G 4L1 |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Stone Counters, Walk-In Closet(s)                 |
| Appliances        | Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Washer, Wine Refrigerator |
| Heating           | In Floor, Forced Air                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                                                    |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                  |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                             |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, Private Yard                     |
| Lot Description   | Back Yard, Lawn, Views                    |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 18th, 2024  |
| Date Sold      | June 20th, 2024 |
| Days on Market | 33              |
| Zoning         | R-C2            |
| HOA Fees       | 0.00            |

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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