

\$1,475,000 - 3240 Alfege Street Sw, Calgary

MLS® #A2129426

\$1,475,000

4 Bedroom, 3.00 Bathroom, 1,346 sqft

Residential on 0.11 Acres

Upper Mount Royal, Calgary, Alberta

*** PRICE JUST REDUCED 24,000! OPEN HOUSE - SATURDAY MAY 18th 2:30-4:30PM

***Discover this stunning, fully renovated bungalow nestled on a serene, tree-lined street in the highly sought-after community of Upper Mount Royal. This exquisite home is ideally suited for a small family or those looking to downsize, offering an airy, open floor plan and over 2,300 square feet of meticulously finished living space.

Upon entering, you're greeted by a stylish tiled foyer that leads into a spacious main living area featuring rich espresso-brown hardwood floors. The living room is bathed in natural light from two large west-facing windows and is anchored by an impressive gas fireplace with a full stone surround, making it a perfect spot for entertaining. Adjacent to this area, the dining space flows seamlessly into the chef's kitchen. Here, culinary dreams come alive with a large white quartz island that seats four comfortably and includes ample hidden storage. The kitchen is equipped with premium stainless steel appliances, including a full gas range, and is beautifully accented with white shaker cabinets, quartz countertops, and a white tile backsplash.

Convenience is key with main floor laundry located just beneath a large skylight, adding a bright, natural ambience. The expansive primary bedroom accommodates a king-sized bed and features a large walk-through built-in



closet and an ensuite. This private retreat is elegantly finished with a fully tiled rain shower, glass enclosure, and a sizable quartz vanity sink.

The secondary bedroom, just as well-appointed, includes a double closet and is near another full bathroom boasting tile floors, a quartz vanity with a penny tile backsplash, and a fully tiled shower with a soothing soaker tub.

Step outside to the backyard, a secluded haven highlighted by a spacious rooftop patio above the garage that captures sunlight throughout the day, creating a perfect setting for relaxation or social gatherings. The lower backyard complements this outdoor living space with brick-stamped concrete, ideal for a secondary patio or cosy fire pit area. The heated garage features an epoxy floor, a workbench area, and extensive storage solutions.

The cosy, functional basement enhances the home with vinyl plank flooring throughout. It houses a large recreation room with a charming white brick wood-burning fireplace and a side wet bar with a stone countertop and a fully tiled backsplash. Two spacious bedrooms with large egress windows add to the living space, one of which includes a built-in Murphy bed, offering flexibility for use as an office or gym. A well-appointed three-piece bathroom with a fully tiled glass shower and quartz vanity completes this level.

Located just minutes from downtown and within easy walking distance of a wide array of amenities, this home is a true gem in a prestigious neighbourhood. Don't miss your chance to own this beautiful bungalow. Schedule a viewing today!

Built in 1948

Essential Information

MLS® #	A2129426
Price	\$1,475,000
Sold Price	\$1,455,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,346
Acres	0.11
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3240 Alfege Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3S3

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, Secured, Side By Side

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Skylight(s), Sump Pump(s), Tankless Hot Water, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer

Heating	Boiler, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Gas, Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Balcony, BBQ gas line, Lighting, Private Entrance, Rain Gutters, Storage
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Interior Lot, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 25th, 2024
Days on Market	15
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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