

\$1,799,900 - 824 Durham Avenue Sw, Calgary

MLS® #A2135014

\$1,799,900

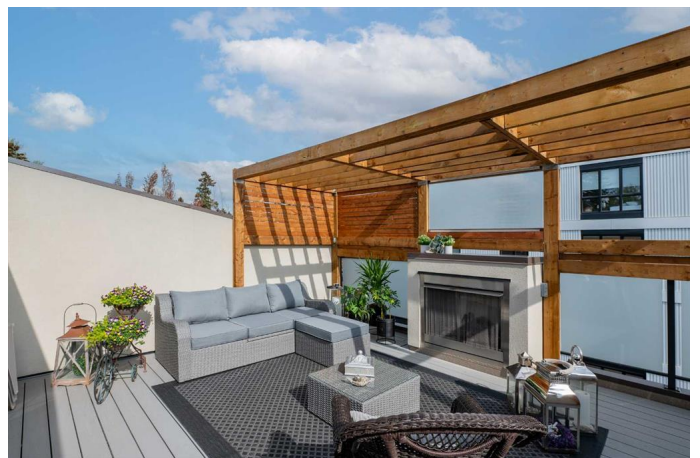
4 Bedroom, 6.00 Bathroom, 3,532 sqft

Residential on 0.11 Acres

Upper Mount Royal, Calgary, Alberta

Do you love the excitement of an urban setting? We have the perfect property for you! The perfect location for the hustle and bustle of an urban environment & lifestyle.

Architecturally sophisticated, no condo fees, acoustically protected, visually private interior spaces, decks & rear yard, low maintenance soft & hard landscaping. True executive living in the elite community of Mount Royal at the top of the hill. Interested? Read on! An exceptional contemporary urban residence with stunning CITY & DOWNTOWN VIEWS, nestled in the heart of historic Mount Royal. This thoughtfully designed home offers 4 bedrooms & over 4,300 sq ft of meticulously crafted living space, including a FULLY DEVELOPED WALK-OUT BASEMENT. The main level welcomes you with 10' ceilings & rich hardwood floors, showcasing a spacious living room with an elegant feature fireplace & built-ins. The living area seamlessly flows into a chef-inspired kitchen adorned with a massive 12' island, sleek white cabinetry & top-of-the-line appliances. Adjacent to the kitchen is a large dining area with a built-in hutch & access to a private deck complete with an outdoor fireplace—an ideal spot for entertaining. For added flexibility, the main level also offers a versatile bonus room, perfect for a home office space. A stunning open riser staircase leads to the second level, hosting 3 bedrooms, each boasting a private ensuite & walk-in closet. The primary bedroom features a custom walk-in closet & a luxurious



5-piece ensuite with in-floor heat, dual sinks, a freestanding soaker tub, steam shower & heated towel rack. Convenience meets functionality with a laundry room equipped with a sink & ample storage on the second level. Ascending to the third level, you'll find a spacious bonus room with a walk-in closet, 4-piece ensuite & access to an expansive 450 sq ft deck with a second outdoor fireplace & new architectural privacy screen for added seclusion, while still showcasing breathtaking downtown views – an exceptional retreat for relaxation. The walk-out level is a haven for relaxation & entertainment, adorned with cork flooring with in-floor heat. It features a massive family/media room with yet another fireplace, a wet bar & wine room—a perfect space for hosting gatherings. Completing the basement is a convenient 3-piece bath for added comfort and functionality. Additional highlights include a remotely controlled permanent security system, 8½" solid core doors throughout & 2 A/C units. The property boasts a second new privacy screen & irrigation system in the back yard & front yard with low maintenance landscaping, an underground sprinkler system & double garage accessible by in-slab heated front driveway (no snow shoveling!), ensuring easy upkeep and a beautiful exterior. This beautiful home enjoys an ideal location, just a short walk from 17th Avenue & 4th Street, as well as proximity to the Glencoe Club, top-notch schools, shopping, excellent restaurants, public transit & a quick commute to the downtown core.

Built in 2014

Essential Information

MLS® #	A2135014
Price	\$1,799,900
Sold Price	\$1,700,000

Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,532
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	824 Durham Avenue Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T5R2

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Heated Driveway

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Few Trees, Low Maintenance Landscape, Street Lighting, Sloped, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	June 6th, 2024
Days on Market	13
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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