

\$1,275,000 - 1428 Premier Way Sw, Calgary

MLS® #A2141124

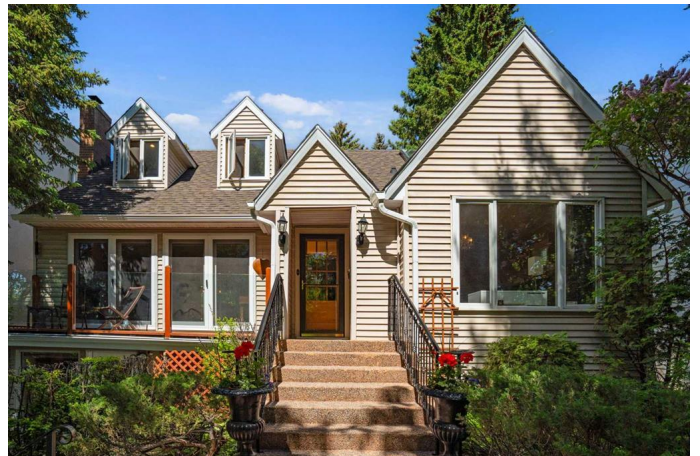
\$1,275,000

5 Bedroom, 3.00 Bathroom, 1,901 sqft

Residential on 0.19 Acres

Upper Mount Royal, Calgary, Alberta

Here is your chance to live in the sought after community of Mount Royal. This truly loved inviting character home is situated on an exceptionally deep lot (50'™x180'™) offering a nice long driveway and beautifully maintained gardens. With almost 3000 sq.ft. of indoor living space this home offers both opportunity and possibilities whether you are looking to renovate or build. The front entry opens to a large living room with a wood burning fireplace and a wall of windows and doors that open to your inviting front south facing deck. The dining room is a perfect place to visit with its large bay window and tons of natural light. The eat-in kitchen could easily expand to be your dream kitchen. Two bedrooms and a 4-piece bath give you the option to reconfigure the floor plans with ease or space to accommodate parents, older children or a growing family. Upstairs is a fully renovated primary suite with a large bay window overlooking your beautiful back yard along with a massive ensuite renovated in 2016, complete with glass shower, double sinks and towel warmers. The upstairs also includes a second bedroom with a closet and a quiet work or sitting area to read or work quietly. The basement offers many possibilities and is currently used as a family room, gym, laundry and storage. The garage has been transitioned into an office/flex space with separate entrance. Easy walk to Earl Grey, William Reid and Western Canada schools, Glencoe Club, River Park,



shops/amenities, trendy Marda Loop & 17th Ave! This property is a wonderful place to start your life in the neighborhood you always desired, at a price that you won't see again.

Built in 1956

Essential Information

MLS® #	A2141124
Price	\$1,275,000
Sold Price	\$1,300,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,901
Acres	0.19
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	1428 Premier Way Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3X6

Amenities

Parking Spaces	3
Parking	Driveway, Off Street

Interior

Interior Features	Double Vanity, Laminate Counters
Appliances	Dishwasher, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Gentle Sloping, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 24th, 2024
Date Sold	July 1st, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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