

\$1,699,900 - 1102 Levis Avenue Sw, Calgary

MLS® #A2164794

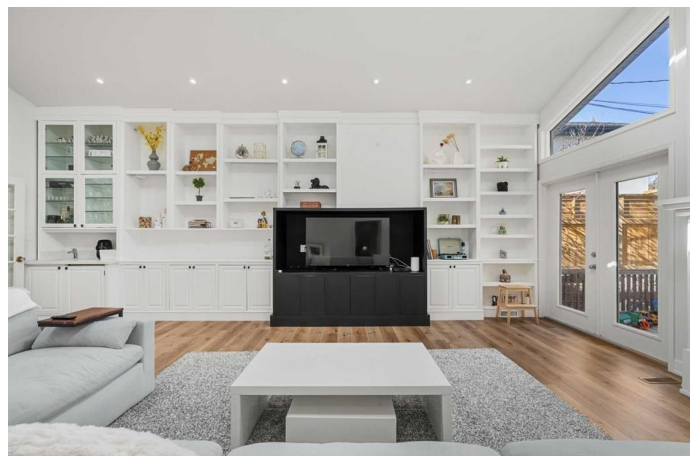
\$1,699,900

5 Bedroom, 4.00 Bathroom, 3,032 sqft

Residential on 0.28 Acres

Upper Mount Royal, Calgary, Alberta

Welcome to luxurious living in Upper Mount Royal! This stunning renovated bungalow, located on a sprawling 0.28-acre corner lot across from Levis Park, offers just over 5,300 sqft of beautifully crafted living space. With a double attached garage and extra parking on the driveway, this home perfectly balances original character with sophisticated modern updates and soaring ceilings. Step into a bright, welcoming interior where natural light pours through large windows and skylights, creating an inviting atmosphere throughout. The foyer opens to a spectacular kitchen featuring custom black walnut cabinetry, a Wolfe gas stove, a commercial-grade Frigidaire refrigerator, double ovens, and clever hidden storage. The centerpiece of this gourmet kitchen is a Calcutta Quartz Island with seating and storage, alongside a Richelieu pop-up phone charger. The adjoining breakfast nook with built-in bench seating provides a cozy family dining area with additional storage. For formal occasions, the sophisticated dining room showcases the home's original wood-burning fireplace (currently closed off), art deco-inspired lighting, and the beautiful wide vinyl plank flooring that runs throughout the entire home. The impressive Great Room at the back of the house is an entertainer's dream, featuring a gas fireplace, a wet bar, and towering ceilings with skylights. Double French doors open to a massive deck and a private backyard oasis—ideal for hosting



unforgettable gatherings or peaceful relaxation. Tucked away at the back of the home, the updated powder room gleams with new quartz countertop, enhanced by the original chandelier lighting. The spacious mudroom and laundry area, equipped with newer LG appliances, leads to a vast walk-in closet and the Primary Bedroom. The large Master Suite offers a serene retreat with a private ensuite. Adjacent is a bright, versatile office space, flooded with sunlight through elegant French doors—perfect for working from home or creating your dream hobby space. On the opposite side of the home, two spacious children’s rooms, updated with new windows and ceiling fans, share a beautifully appointed bathroom. The fully developed basement extends the living area with two additional bedrooms, each with walk-in closets, and a 4-piece bathroom. A large recreation room with a wet bar and dishwasher offers the ultimate entertaining space. The original concrete bunker has been repurposed as a wine room (currently a toy room), while a huge storage area provides easy access to the garage. The home’s exterior has been recently refreshed with a sleek, modern color palette, and the interior boasts fresh paint, new windows, and updates to the powder room, coffee station, and wet bar. Located in one of Calgary’s most prestigious and historic neighborhoods, known for its tree-lined streets, grand estates, and luxurious homes. Nestled just minutes from downtown, it offers a tranquil, park-like setting with easy access to top amenities!

Built in 1949

Essential Information

MLS® #	A2164794
Price	\$1,699,900

Sold Price	\$1,675,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,032
Acres	0.28
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1102 Levis Avenue Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1V1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Built-in Features, High Ceilings, Pantry, Walk-In Closet(s), Bar, Breakfast Bar, Bookcases, Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Double Oven, Gas Cooktop, Microwave
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning, Gas, See Remarks
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description Back Yard, Corner Lot, Front Yard, Irregular Lot, Lawn, Landscaped,
 Street Lighting
Roof Asphalt Shingle
Construction Brick, Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed October 18th, 2024
Date Sold November 8th, 2024
Days on Market 21
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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