

3231 Alfege Street SW  
Calgary, Alberta

MLS # A2229160



**\$1,645,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,853 sq.ft.	<b>Age:</b>	1931 (94 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Fenced		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Skylight(s), Soaking Tub

**Inclusions:** Alarm System, Nest Thermometer, Two credenzas on either side of main floor TV

Welcome to this wonderful family home on a beautiful tree-lined street in Upper Mount Royal. An outstanding professional renovation seamlessly joins the heritage aspects of this home to create a stylish, comfortable, and very functional living environment. Highlights of the 2020 renovation include new hardwood floors throughout, new kitchen including cabinetry and appliances, new main floor laundry room including new washer and dryer, new main floor bathroom, new windows, paint and pot lights. Other significant upgrades in 2021-2024 include renovation of the basement, painting of the exterior and garage, and landscaping. The main floor features beautiful hardwood floors, an open and inviting floor plan with a well laid out flow of rooms from kitchen to dining to an elegant living room with a gas fireplace. The kitchen features a generous size breakfast bar, stylish, contemporary finishes and stainless appliances. Contemporary colours and finishes throughout lend a serene and relaxing vibe to this attractive space, rounding out with a desk area just off the kitchen, perfect for supervising homework. Two spacious bedrooms and an office space as well as a beautiful new laundry room and completely renovated 4 piece bath make for functional family living as well as wonderful entertaining spaces. East facing windows ensure an abundance of light throughout the main living area. The master suite is on the second level and is a generous size with a walk-in closet and 4-piece ensuite. The renovated basement has a family room, fourth bedroom, a 4-piece bath, custom wine storage, a second laundry room, and a large utility/storage room. A fully fenced and west facing backyard with a fire table makes for easy entertaining and a comfortable space for family to enjoy the yard in all seasons. Located within walking distance to the Glencoe Club, near all

neighbourhood schools including Western Canada High School, and minutes to downtown, the amenities of 17 Avenue, 4th street, and Marda Loop, this lovely home represents an outstanding opportunity to live in Upper Mount Royal.