



# 1102 Levis Avenue Calgary Alberta

\$1,699,900

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, fl...

Bedroom 4.71 M x 4.00 M

Other 5.35 M x 1.33 M

Bedroom 4.74 M x 3.45 M

4pc Bathroom 2.33 M x 3.93 M

Exercise room 6.76 M x 4.18 M

Recreational, Games room 4.42 M x 6.71 M

Dining room 4.63 M x 6.72 M

Great room 6.85 M x 7.55 M

Primary Bedroom 4.77 M x 5.10 M

3pc Bathroom 2.63 M x 4.46 M

Office 4.15 M x 2.99 M

Bedroom 3.74 M x 3.58 M

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Listing Presented By:



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**Mirror**

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Den	2.49 M x 1.92 M	Bedroom	4.58 M x 3.24 M
Storage	10.40 M x 3.23 M	3pc Bathroom	2.38 M x 2.10 M
Furnace	5.31 M x 4.44 M	Laundry room	2.44 M x 2.33 M
Other	7.30 M x 4.46 M		