



## 827 3 Avenue Calgary Alberta

\$1,895,000

Location and Quality! Absolutely no detail has been overlooked in this elegant contemporary masterpiece. Located steps to the river-pathway in the desirable inner-city community of Sunnyside, this one of a kind home is a model of design, quality, and artistry. Gorgeous curb appeal with lush landscaping leads you up and inside to a spacious entry way, complete with custom bench and walk-in coat closet. As you make your way through the 4,066 sq ft home you'll notice superb craftsmanship, gorgeous white oak hardwood floors, and thoughtful detailing such as in-floor outlets, function of space, and a layout that maximizes every inch of the square footage this home offers. An impressive living room is adorned in natural light and is anchored by a marble surround gas fireplace that's surrounded by built-in storage creating an ambiance of relaxed sophistication. Light flows throughout to the fully equipped kitchen and dining room. Centrally located, the kitchen is truly the heart of the home with its expansive island, quartz counters, and gleaming cabinets. Your inner chef will rejoice with the high-end appliances such as the Miele dishwasher and Wolf gas cooktop, wall oven and microwave. Ideal for entertaining the central kitchen allows you to comfortably visit with guests in both the living and dining rooms. Effortlessly flowing off the kitchen is the spacious dining room that can accommodate the largest of gatherings and glass sliding doors that lead to the West exposed deck, further elevating this bright & elegant space. Glass rails and skylights escort your to the second level where you are presented with a massive hallway with added storage. A convenient 4pc bath, laundry and 3 generous bedrooms, including the dreamy primary. Separate from the other bedrooms, the primary is a tranquil setting with a custom walk-in closet, large picture window and lavish ensuite with h...

Storage 14.75 Ft x 6.58 Ft

Family room 18.92 Ft x 15.17 Ft

Sauna 5.92 Ft x 4.92 Ft

Recreational, Games room 18.92 Ft x 7.00 Ft

Bedroom 15.50 Ft x 13.83 Ft

3pc Bathroom Measurements not available

Other 13.50 Ft x 6.42 Ft

2pc Bathroom Measurements not available

Laundry room 8.17 Ft x 5.75 Ft

Primary Bedroom 16.92 Ft x 15.00 Ft

Bedroom 12.83 Ft x 11.67 Ft

Bedroom 12.92 Ft x 10.00 Ft

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Listing Presented By:



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See

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**Kitchen** 18.00 Ft x 11.00 Ft  
**Dining room** 16.92 Ft x 15.83 Ft  
**Living room** 20.42 Ft x 17.00 Ft

**4pc Bathroom** Measurements not available  
**6pc Bathroom** Measurements not available