



2620 2 Street Calgary Alberta

\$799,900

CLOSE IN TUXEDO Over 2600 Square Feet of Luxurious Development 4 Bedrooms and 4 Bathrooms. A wide-open floor plan with 9 foot ceilings on the main floor. Gourmet kitchen with granite counters and maple cabinetry. Upper floor with 3 bedrooms, 2 full bathrooms and laundry room. EXCEPTIONAL FEATURES INCLUDE: Energy efficient furnace, Insulated concrete forms from footings to rafters, 8" concrete common wall, 50 year rubber roof, triple glazed windows, bathrooms with heated tile floors, hot water on demand, interior solid core doors, irrigation system, and wired for speakers. Developed down with family room, wet bar, wine room, bedroom, 4-piece bath and floors with in floor radiant heating. Private backyard "OASIS" with fireplace and BBQ with retractable awning. Double Garage. Amenities galore. Minutes to downtown, LRT, Confederation Park, S.A.I.T. and U of C. (id:6769)

Primary Bedroom 14.25 Ft x 14.25 Ft
Bedroom 12.17 Ft x 9.42 Ft
5pc Bathroom 10.25 Ft x 9.58 Ft
4pc Bathroom 7.83 Ft x 4.92 Ft
Other 11.58 Ft x 4.83 Ft
Laundry room 5.00 Ft x 4.92 Ft
Bedroom 12.58 Ft x 9.42 Ft
Family room 19.25 Ft x 8.42 Ft
Bedroom 16.75 Ft x 11.75 Ft

Wine Cellar 10.00 Ft x 5.25 Ft
3pc Bathroom 6.50 Ft x 4.50 Ft
Other 8.67 Ft x 8.50 Ft
Living room 17.25 Ft x 11.92 Ft
Dining room 13.83 Ft x 10.75 Ft
Kitchen 14.83 Ft x 9.83 Ft
Foyer 6.67 Ft x 6.42 Ft
2pc Bathroom 4.92 Ft x 4.83 Ft

Listing Presented By:



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(CENTRAL)

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