



# 1823 William Street Calgary Alberta

\$1,195,000

Ultimate inner-city property on Scotsman's Hill in Ramsay with over 2,275 sq/ft of living space. This LEED PLATINUM certified home offers more than beautiful finishes; it guarantees the home was built with leading edge environmental efficiency, including spray foam insulation throughout, triple-pane windows, ENERGY star appliances, tankless hot water, LED lighting, low-flow fixtures and is solar panel ready. Natural light fills the entire home with 10' ft ceiling on main with 9' up & down, high efficiency furnace & engineered hardwood on main & upper levels, cork flooring in basement, & in-floor heated tile in full baths. Custom kitchen equipped with Fisher & Paykel, Bosch, Miele SS appliances w/ INDUCTION cooktop, QUARTZ counter & ISLAND w/ 150 year-old DOUGLAS FIR bar counter. Upper laundry, with second bedroom, open flex room that is being used as an office but could be converted into a 3rd bedroom; master bedroom includes a spa ensuite with dual rain shower heads & built-in closets. Basement includes a third bedroom, 3 piece bath & spacious rec room. Convenient to downtown, trendy Inglewood, Elbow and Bow Rivers and bike paths, the new event centre/Stampede, & the new Green Line. Don't miss this opportunity to have it all in one of Calgary's most vibrant inner-city neighbourhoods; impressive finishings throughout coupled with high-end workmanship and LEED PLATINUM certified. (id:6769)

Family room 19.17 Ft x 14.25 Ft  
 Bedroom 11.50 Ft x 9.25 Ft  
 3pc Bathroom 8.42 Ft x 5.50 Ft  
 Furnace 8.08 Ft x 6.17 Ft  
 Family room 13.75 Ft x 11.67 Ft  
 Kitchen 14.33 Ft x 11.75 Ft  
 Dining room 10.58 Ft x 7.25 Ft

2pc Bathroom 5.83 Ft x 4.92 Ft  
 Bonus Room 10.75 Ft x 10.58 Ft  
 Primary Bedroom 13.92 Ft x 11.33 Ft  
 4pc Bathroom 13.08 Ft x 7.58 Ft  
 Bedroom 10.50 Ft x 8.92 Ft  
 Laundry room 4.92 Ft x 3.00 Ft  
 4pc Bathroom 7.92 Ft x 4.92 Ft

Listing Presented By:



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149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca