



## 826 Durham Avenue Calgary Alberta

\$1,695,000

PUBLIC OPEN HOUSE THIS WEEKEND, NOV 2 AND 3RD 1-3 PM... Please check out this gorgeous contemporary home sitting on a 42 FOOT WIDE LOT and on one of the cutest streets in Upper Mount Royal, within easy walking distance to the shops and restaurants of trendy 17 AV and a short hop into downtown. This gorgeous home has almost 3000 square feet of space above ground plus a fully developed lower level and a attached double garage. The look is very transitional and warm through out with a wide open floor plan and tons of windows that make this a very bright home. Large living and dining room with a cozy fireplace , awesome kitchen with a large island, corian countertops and high end appliances, main floor den, built in cabinets galore and a covered deck c/w fireplace for those chilly nights. All the bedrooms are very spacious and the master bedroom is fantastic with a spa like ensuite with marble floors , two sided fireplace and steam shower. The second floor is rounded out with two more large bedrooms, each with a walk in closet, gorgeous 4 piece bathroom and a laundry room with stainless steel floors, very trendy. Upstairs is a large flex room perfect for a guest bedroom and a two piece bath and or a great work out room with a huge window looking out onto the gorgeous street. there is a very large outdoor deck with downtown views and it is even reinforced for a hot tub. The flex room also is roughed in for a wet bar if you like. This is a very high end detached home sitting on a 42 FOOT WIDE LOT, not a cookie cutter townhome or a attached home on a busy street, lots of privacy here. Wire brushed maple hardwood floors on all three floors plus polished concrete floors in the lower level with in floor heat, 8" high baseboards, solid wood doors , concrete sinks, wine cellar, MURPHY BED in the lower level for a guest suite, walk up to the back yard with a doggie door, ...

Primary Bedroom 14.00 Ft x 13.83 Ft

5pc Bathroom 16.50 Ft x 12.58 Ft

Bedroom 11.42 Ft x 11.17 Ft

Bedroom 15.25 Ft x 10.75 Ft

5pc Bathroom 12.00 Ft x 5.67 Ft

Laundry room 7.58 Ft x 5.83 Ft

Recreational, Games room 17.08 Ft x .42 Ft

Storage 9.08 Ft x 8.50 Ft

4pc Bathroom 10.08 Ft x 4.83 Ft

Living room 16.33 Ft x 16.33 Ft

Dining room 17.42 Ft x 12.17 Ft

Kitchen 13.50 Ft x 12.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Calgary West Realty



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

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

Other	20.17 Ft x 12.00 Ft	Den	15.17 Ft x 12.33 Ft
2pc Bathroom	5.67 Ft x 5.50 Ft	Foyer	16.83 Ft x 8.83 Ft
Other	18.83 Ft x 17.83 Ft	Other	14.25 Ft x 10.58 Ft
Family room	13.00 Ft x 12.83 Ft		