



# 223 4 Avenue Calgary Alberta

\$1,275,000

This is a RARE OPPORTUNITY to live on one of the best streets in Crescent Heights. This detached home is located on a quiet street with SPECTACULAR DOWNTOWN VIEWS and is only steps to Rotary Park, which features a playground, splash park, dog park, and beautiful vantage point of the City, Mount Pleasant Tennis Club, lawn bowling club and is walking distance to a number of community coffee shops and excellent dining options. This 2.5 story executive home was impeccably designed and provides over 2400 square feet of contemporary living space, with a further 970 square feet of fully developed basement. The grand entrance to the home provides immediate CURB APPEAL as you are welcomed by a beautiful front garden before ascending to a large inviting entrance way. You are greeted with a bright front living room with large windows overlooking the front yard, a dining area that boasts a coffered ceiling, and a breathtaking SPIRAL STAIRCASE that are all complemented by elegant lighting fixtures and modern details. Beyond the dining room you are greeted by a large chef's kitchen appointed with high-end appliances, including a Bertazzoni gas oven and Subzero fridge, that opens up to a dining nook and family room that perfectly blends comfort, functionality, and luxury. The second level provides three bedrooms and two full bathrooms, including a generous primary bedroom with a gas fireplace, spacious walk-in closet, and a large ensuite bathroom, complete with in-floor heating and a large jet-tub, perfect for unwinding and taking in the city views. The third level provides another family area and bonus room offering amazing views of downtown where you will find yourself enchanted by the city skyline and the nightly light show of the Telus Sky office tower. The fully developed basement continues to provide the sense of functional elegance with a large recreational space, full bat...

Recreational, Games room 14.00 Ft x 26.50 Ft  
 Exercise room 14.75 Ft x 11.42 Ft  
 Furnace 8.25 Ft x 7.08 Ft  
 Other 4.50 Ft x 3.92 Ft  
 Bedroom 12.42 Ft x 10.17 Ft  
 3pc Bathroom .00 Ft x .00 Ft

Breakfast 6.00 Ft x 12.58 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Primary Bedroom 16.25 Ft x 15.33 Ft  
 Bedroom 10.08 Ft x 10.83 Ft  
 Bedroom 13.67 Ft x 10.75 Ft  
 5pc Bathroom .00 Ft x .00 Ft

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

Listing Presented By:



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Living room 13.67 Ft x 11.25 Ft

Kitchen 15.92 Ft x 12.50 Ft

Family room 15.92 Ft x 11.83 Ft

Dining room 9.00 Ft x 12.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Other 5.17 Ft x 2.58 Ft

Loft 17.92 Ft x 13.92 Ft