



# 223 9 Avenue Calgary Alberta

\$1,185,000

This is your chance to own a brand-new INNER-CITY luxury infill with a rooftop patio and sunny SOUTH FACING Downtown views built in the coveted neighbourhood of CRESCENT HEIGHTS. This Immaculate THREE STOREY home has been custom-built by Morcor Homes and boasts more than 3,100 square feet of living space with 3 finished bedrooms and 4 bathrooms. The home has a 4th bedroom and 5th bathroom roughed in and framed that could be finished before possession for an additional \$25,000. The main floor features an expansive grand entrance with coffered ceilings, texture walls, hardwood flooring throughout and tons of large windows allowing for plentiful natural light. Walking down the hall you will walk past the floating staircase which happens to be right beside your very own ELEVATOR. Towards the end you get to the sunny side of the home with a stunning gourmet kitchen plus a butler's pantry with built in wine rack, arches, high end \$25,000 worth appliance package and French doors leading to your outdoor porch. Upstairs you'll find two bedrooms connected by a Jack and Jill ensuite. Additionally, the primary bedroom features an 8-piece ensuite with premium delta faucets, a free-standing tub, separate water closet, and a walk-in closet. Did I mention the closet has its very own mini washer and dryer? The 3rd level is truly a retreat; a massive flex room with vaulted ceilings, a wet bar and a cozy fireplace that walks out into a glass enclosed rooftop patio. The patio also has a storage room ideal for all the summer patio furniture. In the contemporary lower level of the house, you'll discover the exposed concrete walls, known as ICF Foundation. ICF foundations provide superior insulation against cold and moisture, greater durability over time, and increased energy efficiency when compared to poured foundations. Additionally, it has been prepared for in-floor heating installatio...

Primary Bedroom 13.33 Ft x 10.08 Ft

Bedroom 10.33 Ft x 9.25 Ft

6pc Bathroom 10.42 Ft x 13.92 Ft

4pc Bathroom 9.25 Ft x 5.25 Ft

Bedroom 10.50 Ft x 9.83 Ft

Recreational, Games room 19.50 Ft x 15.92 Ft

Roughed-In Bathroom 10.25 Ft x 5.25 Ft

Bedroom 14.67 Ft x 13.33 Ft

Kitchen 10.08 Ft x 21.25 Ft

Dining room 8.00 Ft x 14.92 Ft

Living room 14.17 Ft x 15.92 Ft

2pc Bathroom 4.92 Ft x 5.25 Ft

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

Listing Presented By:



Originally Listed by:  
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