



2620 2 Street Calgary Alberta

\$799,900

CLOSE IN NORTHWEST 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. Living room with built-in cabinetry. Upper floor with 3 bedrooms, 2 full bathrooms and laundry room. EXCEPTIONAL FEATURES INCLUDE: Energy efficient furnace, insulated concrete forms, concrete common wall, 50-year rubber roof, irrigation system, triple glazed windows, in-floor heating in the main and master bathrooms, hot water on demand, interior solid core doors and wired for speakers. Developed down with family room, wet bar, wine room, bedroom, 3-piece bath, and in floor radiant heating. Private backyard with a built-in BBQ and retractable awning. Freestanding fireplace. Double garage. Amenities galore. Minutes to Downtown, Confederation Park, Transit, 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

Bedroom 12.58 Ft x 9.42 Ft

5pc Bathroom 10.25 Ft x 9.58 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Laundry room 5.00 Ft x 4.92 Ft

Other 11.58 Ft x 4.83 Ft

Family room 19.25 Ft x 8.42 Ft

Furnace 8.67 Ft x 8.50 Ft

Wine Cellar 10.00 Ft x 5.25 Ft

Bedroom 16.75 Ft x 11.75 Ft

3pc Bathroom 6.50 Ft x 4.50 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

2pc Bathroom 4.92 Ft x 4.83 Ft

Foyer 6.67 Ft x 6.42 Ft

Listing Presented By:



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TREC The Real Estate Company



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