



## 3221 Vercheres Street Calgary Alberta

\$999,900

Are you looking for a fantastic, Old English Cottage with charm, or a rental / redevelopment property. What a great character home in a great location in Upper Mount Royal. A nice, quiet, tree lined street with easy access to the cool shops, restaurants and amenities of Marda Loop, 14 Street and 17 Avenue. This 1 1/2 storey home oozes cute with an exterior of stucco, brick and Italian blue slate roof. You feel the warmth as soon as you walk in the door to the main foyer. You are surrounded by oak architectural details throughout. Check out the craftsmanship of the woodwork for the door trim, crown moulding and window finishing. Stunning French Doors from the living room to the dining room. The cozy family room boasts beautiful built ins, stunning fireplace mantle and ceilings. Plenty of formal space to entertain and for the family to spread out. Enjoy a spacious kitchen with tons of cabinet space and a great breakfast nook. Step out to the deck and west facing backyard to enjoy the sunset, a glass of wine and the BBQ. The main floor primary bedroom is massive and has a 4pc bath next door. Three spacious bedrooms upstairs each have their own character and charm. Downstairs, enjoy a large rec space, bar and tons of storage. This home has great potential to spruce it up to live in, or a prime location for redevelopment. Located in a well desired school district with Earl Grey School, Mount Royal School and Western Canada High School within walking distance. Walk to numerous parks, playgrounds, shops and restaurants in this premier inner-city neighborhood. They give out fantastic Halloween treats too! (id:6769)

3pc Bathroom 6.92 Ft x 6.25 Ft

Other 8.00 Ft x 7.17 Ft

Laundry room 10.67 Ft x 10.08 Ft

Recreational, Games room 19.42 Ft x 14.25 Ft

Storage 13.17 Ft x 9.08 Ft

Storage 10.25 Ft x 8.25 Ft

Furnace 13.58 Ft x 12.08 Ft

4pc Bathroom 7.75 Ft x 6.33 Ft

Dining room 13.83 Ft x 11.92 Ft

Family room 11.08 Ft x 8.58 Ft

Foyer 10.42 Ft x 4.92 Ft

Kitchen 15.92 Ft x 8.92 Ft

Living room 16.58 Ft x 14.25 Ft

Primary Bedroom 20.75 Ft x 9.83 Ft

Bedroom 13.25 Ft x 13.17 Ft

Bedroom 16.17 Ft x 10.17 Ft

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

Listing Presented By:



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**Breakfast** 9.00 Ft x 8.00 Ft

**Bedroom** 13.25 Ft x 10.75 Ft