



701 27 Avenue Calgary Alberta

\$1,349,800

OPEN HOUSE SUN SEP 14, 1:30 to 3PM. Magazine-worthy living! Featured in this month's Avenue Magazine (some photos used from the spread with permission), the home is a collaboration of notable Alberta designers, including architecture by JTA Design, interiors by Studio Felix, and custom work by Denca Cabinetry, Crete Collective, and Forge 53?. Every facet of the home was painstakingly crafted to maximize light and create subtle interest - warm, understated beauty inhabits every inch. Clean lines and subtle tones create a calming, minimalist feel, hinting at both Scandinavian and Japanese design. THE LOCATION - Situated on a cul-de-sac with direct access to Confederation Park, means there are no streets to cross for your family when seeking time in the park. The corner lot allows for more natural light and privacy than the usual infill. South-facing backyard provides year-round sun, for long evenings with friends and family. THE HOUSE - This 4bdr (3 up, 1 dn) air-conditioned home offers over 3,100 sq. ft. of living space. The basement offers the potential for a 5th bedroom, and the home boasts 4 bathrooms. Main floor features 10-foot ceilings, while the basement and other levels have 9-foot. Note the over-sized windows on all sides of the home, which flood every floor with natural light. White steel stairwell railings and custom piano room doors by Forge 53?. THIRD FLOOR - A large bonus room offers a great place to escape for adults and kids alike, either for the views of downtown from the rooftop patio, or to enjoy as a fantastic games room. SECOND FLOOR - The primary bedroom showcases a spacious and luxurious Studio Felix ensuite and a walk-in closet. The second floor also has two additional bedrooms, a 5-piece bathroom, and a laundry room. MAIN FLOOR - Studio Felix really shines here. The main floor entrance features natural wood accents, leading to a piano room or o...

Primary Bedroom 13.50 Ft x 13.00 Ft

Bedroom 11.00 Ft x 9.58 Ft

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5pc Bathroom 12.08 Ft x 9.58 Ft

5pc Bathroom 7.83 Ft x 7.33 Ft

Bonus Room 17.00 Ft x 12.00 Ft

Bedroom 12.67 Ft x 12.50 Ft

4pc Bathroom 9.08 Ft x 5.58 Ft

Kitchen 14.75 Ft x 13.42 Ft

Living room/Dining room 26.42 Ft x 15.00 Ft

2pc Bathroom 5.33 Ft x 5.08 Ft

Listing Presented By:



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