



# 1424 Premier Way Calgary Alberta

\$1,699,000

Build your dreams in the affluent neighbourhood of Upper Mount Royal! This original home, located on a 50' x 186' (9,300 sq ft) lot is prime for renovation or construct your perfect home. The current house is 1.5 story with 3 bedrooms and 2 bathrooms. There is the potential for 2,300 of finished living space with the current floor plan. The single attached garage could also be converted into usable space. The main floor combines the main living areas with a central kitchen and 3 pc bath with clawfoot tub. On the upper level are 3 bedrooms and a 3 pc bath. The partially finished basement is ready for your ideas. Enjoy outdoor living on the SW facing front deck off the dining area, perfect for dining alfresco and on the back deck open to the large backyard. The location is ideal for families and professionals. Steps to the Marda Loop Community Association with outdoor pool, tennis courts and large park. Walking distance to the shoppes and restaurants of 17th Ave. Quick Access to the Glencoe Club, Downtown, University of Calgary and Mount Royal University. Close to all amenities, private, public and catholic schools. (id:6769)

Office 6.33 Ft x 10.00 Ft  
Recreational, Games room 12.83 Ft x 18.08 Ft  
Storage 8.25 Ft x 5.75 Ft  
Other 13.17 Ft x 19.92 Ft  
Other 16.17 Ft x 38.42 Ft  
3pc Bathroom Measurements not available  
Dining room 12.42 Ft x 11.17 Ft

Family room 27.00 Ft x 12.17 Ft  
Foyer 6.42 Ft x 7.58 Ft  
Living room 15.50 Ft x 18.58 Ft  
3pc Bathroom Measurements not available  
Bedroom 9.08 Ft x 9.92 Ft  
Bedroom 12.08 Ft x 13.58 Ft  
Primary Bedroom 12.08 Ft x 13.33 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca