

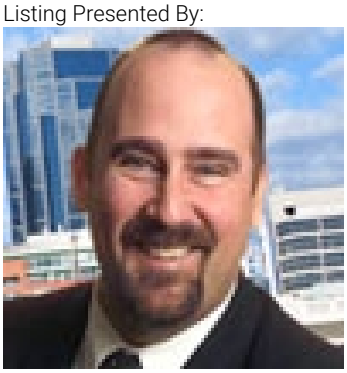
1503 4 Street Calgary Alberta

$1,129,000

CUSTOM BUILD!! Exceptional attention to detail and quality craftsmanship are showcased throughout these beautifully built homes at 1503 4th St NE. Thoughtfully designed with an impressive collection of premium upgrades, these homes offer a perfect blend of modern comfort, energy efficiency, durability, and future-ready features. Enjoy impressive 10-foot ceilings on the main floor, 9-foot ceilings in the basement and upper level, and an elegant 10-foot tray ceiling in the primary bedroom. The main and upper floors feature beautiful high-quality hardwood flooring throughout, complemented by premium Delta matte black faucets, American Standard sinks and toilets, and elegant Blanco kitchen sinks. The kitchens are equipped with premium KitchenAid appliances, including a 36-inch cooktop. Beyond the beautiful finishes, these homes offer exceptional mechanical and structural enhancements, including an active radon mitigation system, high-efficiency high-velocity HVAC system with Canadian-made Gradient Sync furnace and tankless hot water system, HRV/ERV ventilation system, whole-home humidifier, and triple-pane high R-value windows throughout. Additional energy-efficiency features include high-density spray foam insulation around ceiling penetrations for enhanced thermal performance and reduced air leakage. Built with durability and long-term performance in mind, the foundations and footings feature 32 MPa concrete, while all subfloor plywood has been securely screwed down to help minimize movement and future squeaking. Further improvements include a sump pump and weeping tile drainage system, basement sewer lift station, and dedicated driveway drainage to help manage water and reduce winter ice buildup. Sound insulation has also been added to selected second-floor walls adjacent to bedrooms and bonus room areas for improved privacy and noise reduction. The homes are also e...

4pc Bathroom 10.33 Ft x 8.83 Ft
Hall 12.08 Ft x 7.00 Ft
Living room 17.58 Ft x 10.17 Ft
Laundry room 5.75 Ft x 8.75 Ft
Other 10.33 Ft x 5.42 Ft
Bedroom 10.17 Ft x 11.58 Ft
Furnace 5.42 Ft x 11.08 Ft
4pc Bathroom 5.50 Ft x 8.33 Ft
Kitchen 7.17 Ft x 11.25 Ft
Laundry room 4.25 Ft x 3.25 Ft

Listing Presented By:



Originally Listed by:
Grand Realty

RE/MAX Realty Professionals

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Bedroom 15.25 Ft x 13.00 Ft

3pc Bathroom 7.92 Ft x 5.08 Ft

Bedroom 11.25 Ft x 19.33 Ft

3pc Bathroom 7.75 Ft x 4.92 Ft

Bedroom 11.17 Ft x 16.08 Ft

Living room 14.17 Ft x 14.42 Ft

Other 5.40 Ft x 5.83 Ft

2pc Bathroom 6.83 Ft x 3.00 Ft

Kitchen 12.08 Ft x 18.25 Ft