



# 1777 1 Avenue Calgary Alberta

\$829,900

Designed to exceed expectation, this beautifully crafted Inner-City infill offers an exquisitely curated home in the heart of Hillhurst. Boasting a plethora of incredible features that are sure to impress (including a new Roof in 2024), this remarkable gem offers over 2300 Sqft. of fully developed living space and a Double Detached Garage. The main floor features Hardwood Flooring throughout, a marvelous formal dining area, and a bright, crisp gourmet kitchen. This chef inspired kitchen is highlighted by black speckled stone counters, a breakfast nook with Bay Windows, and an ample amount of built-in storage space. The spacious master retreat features a 5-piece ensuite, and a private balcony. Also on the upper floor is a sizeable second bedroom, and a 4-piece bathroom highlighted by a gorgeous Claw Bathtub. The lower level is where you will find plenty of additional space and is comprised of a family/recreation room, another 4-piece bathroom, a massive storage room with the potential to be converted to a bedroom or any other versatile space that suits your needs, the laundry room, and the utility room. The backyard is a garden oasis featuring a towering central tree and professional landscaping. This wonderful home is within walking distance to Made by Marcus, Dairy Lane Cafe, Queen Elizabeth School, parks, playgrounds, fields, and all of the other supreme amenities Kensington has to offer! (id:6769)

4pc Bathroom .00 Ft x .00 Ft  
Family room 16.83 Ft x 19.50 Ft  
Storage 16.92 Ft x 18.00 Ft  
Furnace 9.92 Ft x 5.92 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Dining room 11.17 Ft x 11.00 Ft

Kitchen 17.00 Ft x 16.67 Ft  
Living room 18.00 Ft x 18.67 Ft  
3pc Bathroom .00 Ft x .00 Ft  
5pc Bathroom 10.83 Ft x 13.42 Ft  
Bedroom 14.67 Ft x 12.83 Ft  
Primary Bedroom 16.92 Ft x 15.00 Ft

Listing Presented By:



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RE/MAX Real Estate (Central)

<https://www.kylegillespie.ca/>

**RE/MAX Realty Professionals**

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