



# 206 2 Avenue Calgary Alberta

\$2,590,000

Open house December 31, 2023 from 2:00 to 4:00PM @ 206-2 Ave N.E. Custom built home, thoughtfully designed to make the best use of space, light and breathtaking views! Ideally positioned on McHugh Bluff Ridge, the floor to ceiling windows drench this beauty with open, airy elegance. The interior showcases clean lines, carefully tailored architectural and design details, bright open spaces and a great vibe. Expansive main floor features open living room and dining room, gas burning fireplace, built in media cabinets, plus a private main floor office with pocket doors. Sleek kitchen equipped with custom cabinetry, built in Miele appliances, Dual Zone wine cooler, espresso machine, granite countertops and waterfall island. Amazing third floor has two, spacious entertainment seating areas plus a 20x30 foot south facing rooftop patio with City and river views. Unplug, unwind or host family and friends on the enviable third floor with sophisticated floor to ceiling Shueco sliding doors, convenient microwave convection oven, fridge, freezer, entertainment bar, large island and sink, all at your fingertips. Soak in unhindered sparkling city views from the primary bedroom complete with a sitting area and fireplace. The magazine worthy, luxurious 6 piece ensuite offers heated tile floors, large walk-in steam shower with bench and overhead rain fixture. Equally impressive and expertly curated large dressing room makes getting ready a breeze. Fully developed basement with large family room, bedroom and full bath. Perfectly poised, 3754 sq.ft. 3 storey, with 4 bedrooms and 4 bathrooms. The triple car garage is heated with rough in for underground hydronic heated floors, driveway and sidewalk. A very special opportunity situated within a 5 minute walk to downtown, Bow River, Prince's Island Park and the river walking and wheeling pathways. With such a high walk score, easy acc...

Primary Bedroom 21.42 Ft x 14.25 Ft

6pc Bathroom 16.92 Ft x 9.17 Ft

Bedroom 11.92 Ft x 11.67 Ft

Bedroom 14.08 Ft x 10.00 Ft

4pc Bathroom Measurements not available

Bonus Room 29.25 Ft x 25.00 Ft

Bedroom 13.75 Ft x 13.08 Ft

3pc Bathroom Measurements not available

Living room 21.42 Ft x 19.67 Ft

Dining room 17.25 Ft x 14.25 Ft

Kitchen 17.25 Ft x 13.33 Ft

Den 18.08 Ft x 10.00 Ft

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

Listing Presented By:



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RE/MAX REAL ESTATE (CENTRAL)

<http://www.richardpalibroda.com/>

**RE/MAX Realty Professionals**

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**2pc Bathroom** Measurements not available

**Foyer** 10.42 Ft x 6.83 Ft

**Family room** 20.33 Ft x 12.92 Ft

**2pc Bathroom** Measurements not available