

826 Durham Avenue Calgary Alberta

$1,665,000

PUBLIC OPEN HOUSE TOMORROW NOV 22nd, 2-4 PM... Please check out this gorgeous contemporary SINGLE FAMILY, NOT A TOWNHOUSE, home sitting on a 42 FOOT WIDE LOT and on one of the cutest streets in Upper Mount Royal, within easy walking distance to the shops and restaurants of trendy 17 Avenue and a short hop into downtown. This gorgeous home has almost 3000 square feet of space above ground plus a fully developed lower level and an attached double garage. The look is very transitional and warm through out with a wide open floor plan and tons of windows that make this a very bright home. Large living and dining room with a cozy fireplace, awesome kitchen with a large island, Corian countertops and high end appliances, main floor den, built in cabinets galore and a covered deck c/w fireplace for those chilly nights. All the bedrooms are very spacious and the master bedroom is fantastic with a spa-like ensuite with marble floors , two sided fireplace and steam shower. The second floor is rounded out with two more large bedrooms, each with a walk in closet, gorgeous 4 piece bathroom and a laundry room with stainless steel floors...very trendy. Upstairs is a large flex room perfect for a guest bedroom and a two piece bath and/or a great work out room with a huge window looking out onto the gorgeous street. There is a very large outdoor deck with downtown views and it is even reinforced for a hot tub. The flex room also is roughed in for a wet bar if you like. This is a very high end detached home sitting on a 42 foot wide lot, not a cookie cutter townhome or a attached home on a busy street, lots of privacy here. Wire brushed maple hardwood floors on all three floors plus polished concrete floors in the lower level with in-floor heating, 8" high baseboards, solid wood doors , concrete sinks, wine cellar, murphy bed in the lower level for a guest suite, walk up to the ...

Primary Bedroom 14.00 Ft x 13.83 Ft

5pc Bathroom 16.50 Ft x 12.58 Ft

Bedroom 11.42 Ft x 11.17 Ft

Bedroom 15.25 Ft x 10.75 Ft

5pc Bathroom 11.00 Ft x 6.67 Ft

Laundry room 7.58 Ft x 5.83 Ft

Recreational, Games room 17.08 Ft x .42 Ft

Storage 9.08 Ft x 8.50 Ft

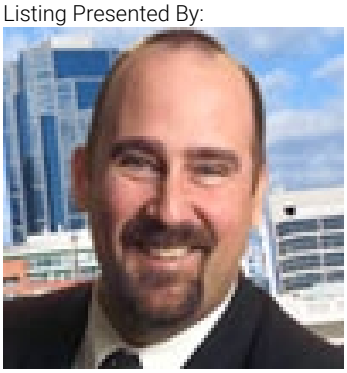
4pc Bathroom 10.08 Ft x 4.83 Ft

Living room 16.33 Ft x 16.33 Ft

Dining room 17.42 Ft x 12.17 Ft

Kitchen 13.50 Ft x 12.33 Ft

Listing Presented By:



Originally Listed by:
Calgary West Realty

RE/MAX Realty Professionals

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Other 20.17 Ft x 12.00 Ft

2pc Bathroom 5.67 Ft x 5.50 Ft

Other 18.83 Ft x 17.83 Ft

Family room 13.00 Ft x 12.83 Ft

Den 15.17 Ft x 12.33 Ft

Foyer 16.83 Ft x 8.83 Ft

Other 14.25 Ft x 10.58 Ft

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