



2701 – 1st Avenue NW

2,332 Sq/ft + 1,197 Sq/ft (lower)

This is one of three homes built alongside each other by City Core Developments, just steps away from the Bow river in the well established neighborhood of West Hillhurst. With over 3500 sq ft of developed space, this 'Canmore Contemporary' style home is nothing short of spectacular. A butler's pantry connects the dining room to the dream kitchen featuring high end GE appliances, custom cabinetry and a gorgeous granite top island. The master bedroom has beautiful views of the Bow river valley, a two sided fireplace connecting the master to its 6 piece luxury ensuite featuring heated floors, soaker tub, large shower w steam, and a gorgeous vanity. The 9' lower level hosts heated floors, a fourth bedroom, fitness room and a large recreation room that comes equipped with a fireplace and custom cherry wood wet bar. In the south facing backyard is a large deck, perfect for entertaining. Ready for a February possession.

- Located just steps away from the river pathway and a 5 minute drive or cycle into downtown.
- Rooms include: 4 bedrooms, 3 ½ bathrooms, laundry room, dining room, living room, fitness room, rec room, mud room, and a large finished storage room.
- The Canmore contemporary style takes your breath away featuring Maple hardwood that covers the dining room, kitchen, living room, stairs, and upstairs hall.
- The Kitchen offers gorgeous cabinets, a granite island, loads of storage, high end GE appliances, and great design and flow.
- Luxury custom cabinetry with Granite is featured in the kitchen, vanities, wet bar, and ensuite.
- A dreamlike Master Ensuite features a large soaker tub, a massive multiple-control shower with Steam, gorgeous dual sink vanity and heated tile floors.
- The basement contains radiant floors, 9' ceilings, a wet bar, rec room, bedroom, fitness room, full bathroom and a fully finished storage room.
- In the mudroom, custom built lockers and a tile floor invite you in from the sunny south back yard featuring a maintenance free exposed aggregate deck.
- 3 Fireplaces – master bedroom, living room and rec room (one on each floor)
- This home features a forced air furnace heating system, paired with radiant heated basement floors with multiple zone control – this gives you the very best of environmental efficiency.
- A single detached garage and roughed in Air Conditioning, Central Vacuum, and Audio systems.

\$1,150,000



Listing Information	2701 - 1st Avenue NW
Property Type	Single Family
Property Style	2 Storey
Address	2701 - 1st Avenue NW
City	Calgary
Status	95% Complete
Bedrooms	4
Full Bthrooms	3
Half Bathrooms	1
Neighborhood	West Hillhurst
MLS Number	C3496300
Listing Date	Oct 11 2011
Listing Price	\$1,150,000.00
Annual City Taxes	\$1,867.00
Tax Year	2011
General Information	
Total Developed Space	3,529 sq/ft
Finished Levels	3
Main Level Sq/ft	1,130
Upper Level Sq/ft	1,202
Lower Level Sq/ft	1,197
Above Grade Sq/ft	2,332
Lot Size	3,630 Sq/ft
Frontage	42'
Depth	110'
Lot Shape	Parallellagram
Front Exposure	North
Year Built	2011
Additional Information	
Heating Type	Forced Air
Heating Fuel	Natural Gas
Efficiency Rating	98%
Construction	Wood Frame
Foundation	Concrete w/ Watch Dog
Basement Development	Full
Roof Type	Asphalt
Fireplaces	3
Gas/Wood Fireplaces	3/0
Total Parking	2
Title to Land	Freehold
Legal Description - LOT	43
Legal Plan	1013990
Garage	Single Detached
Flooring	Hardwood, Ceramic, Carpet
Exterior	Wood, Rock and Stucco
Warranty	5 Year*



Other Information	
Possession Notes	Immediate
Closest Elementary School	Queen Elizabeth Elementary
Closest Junior High School	Queen Elizabeth JH
Closest Senior High School	Queen Elizabeth High
Restrictions	None Known
Site Influences:	River walk, Helicopter Park, Community Ctr, Private, Parks, Dog Walk, Schools, Landscaped, Fenced, Lane, Playgrounds, South Back Yard
Features:	Concrete Deck, Gas RI, Vaulted Ceiling, Steam Shower, Audio RI, Skylights, Central Vacuum RI, Wet Bar, Wine Storage, Gym, Air Conditioning RI, Alarm RI, Spray Foam
Goods Included:	Refrigerator, Gas Range Oven, Hood Fan, Wall Oven, Dishwasher-Built-In (2), Garburator, Microwave Built-In, Washer, Dryer, Bar Fridge,
Other:	

Room Information	Dimensions
Type:	
Master Bedroom:	17'5" x 14'4"
Bedroom 2:	11'8" x 11'5"
Bedroom 3:	14'1" x 12'1"
Bedroom 4:	14'1" x 12'1"
Kitchen:	13'5" x 11'1"
Dining Room:	14'4" x 13'4"
Living Room:	17' x 17'4"
Gym:	11'4" x 11'8"
Rec Room:	14'5" x 16'
Storage:	11'6" x 8'2"

Bathroom Information	
2-Piece Bath:	1
3-Piece Bath	0
4-Piece Bath:	2
5-Piece Bath	0
6-pc Ensuite Bath:	1

