



2703 – 1st Avenue NW

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

Contemporary home with over 3,500 sq ft of developed space is located in the fabulous inner city neighborhood of West Hillhurst. Built alongside two other brand new City Core projects, this home has an open concept main floor that features a gourmet kitchen with custom cabinetry and high end appliances, large great room with fireplace and a mudroom featuring a custom built-in bench and lockers. Skylights illuminate the staircase leading up to the second floor that hosts a loft and 2 bedrooms. The master ensuite is spa like, to include: heated floors, steam shower, soaker tub, double sinks and large walk-in closet complete with built in shelving. The lower level is fully developed with in-floor heating, a bedroom, 4 pc bath, fitness room and recreation room with wet bar and fireplace. This home is a one minute walk to the river and features a lovely south facing back yard. Immediate possession is available.

- Located just steps away from the river pathway and a 5 minute drive or cycle into downtown.
- Rooms include: 3 bedrooms, 3 ½ bathrooms loft, laundry room, dining room, living room, fitness room, rec room, mud room, and a large finished storage room.
- The star of the show is the open concept main level featuring Dark espresso oak hardwood that covers the dining room, kitchen, living room, stairs, and loft.
- The Kitchen offers a fantastic 18' long Caesarstone island, loads of storage, high end GE appliances, and great design and flow.
- Gorgeous custom cabinetry with Caesarstone and 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 double detached garage and roughed in Air Conditioning, Central Vacuum, and Audio systems.

\$1,150,000



Listing Information**2703 - 1st Avenue NW**

Property Type	Single Family
Property Style	2 Storey
Address	2703 - 1st Avenue NW
City	Calgary
Status	99% Complete
Bedrooms	3
Full Bthrooms	3
Half Bathrooms	1
Neighborhood	West Hillhurst
MLS Number	C3501967
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	42
Legal Plan	1013990
Garage	Double 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 12'5"
Bedroom 2:	11'7" x 12'5"
Bedroom 3:	14'2" x 12'
Loft:	14'5" x 11'5"
Kitchen:	14'5" x 13'5"
Dining Room:	13'5" x 11'
Living Room:	17' x 16'
Gym:	11'8" x 11'6"
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

