



Mark D. Evernden
 ENGEL & VOLKERS CALGARY
 mark.evernden@engelvoelkers.com
 Cell: 403-829-3776
 140 - 215, 9 AVENUE SW

1817 22 AV SW

C4137444 Active

LP: \$1,499,000



Class:	Attached	Area:	DOM: 46 Calgary
Type:	Semi Detached	Zone:	Zone CC
Style:	2 Storey	Community:	Bankview
Year Built:	2017	Postal Code:	T2T 0S1
LINC:	N201754981	Condo Type:	Not a Condo
Legal Plan:	1710213 Blk: 23 Lot: 19	Possession:	10/27/2017 NEG
Land Use Code	R-C2	Taxes:	\$4918/2017
Title to Land:	Fee Simple	Local Imp Amt:	
Conform Rpt:		HOA:	
Restrictions:	None Known	Condo Fee:	

This incredible "New York" style executive home was skillfully built by Grandscape Homes. Boasting over 3100sqft of living qrts this urban home includes 3 bdrms, 4 bthrms, & is located on a quiet street backing onto a City park. The sophisticated finishings are illustrated throughout & include the additional details of extra wide hallways/doorways to ensure wheelchair accessibility. Not to mention, your own personal elevator for access to all 3 floors w/ ease. Walking through the grand entrance, you immediately notice the vast open layout, complete w/ high ceilings, large windows, & beautiful white oak hardwood floors that transition the space seamlessly from front to back. The spacious kitchen features a Sub-Zero integrated fridge w/ freezer, 6 element Thermador gas cooktop, commercial grade SS hood fan, Dacor double wall ovens, an under mount Wolf microwave oven, an integrated Asko dishwasher, & complete w/ beverage center. The high-end appliances...

Dining Rm	13'6" x 13'4"	M	Living Rm	16'0" x 17'6"	M	Bedrooms:	Above: 3 /Ttl:3	Baths:	Full: 3 Half: 1
Kitchen	20'6" x 6'10"	M	Great Rm	14'2" x 16'6"	M		2Pc 3Pc 4Pc 5Pc 6Pc		
Bedroom	11'0" x 13'2"	U	Bedroom	10'8" x 15'8"	U	Bathrooms:	1 1 1 0 0		
Mstr Bed	14'6" x 16'4"	U	Rec Rm	21'0" x 20'0"	L	Ensuite:	0 0 0 1 0		
Storage	6'6" x 7'2"	L				Level	SqMtr	SqFt	
						Main:	113.9	1226.00	
						Upper:	114.4	1231.00	
						AbGd:	228.3	2457.00	
						Lowr:	60.4	650.00	
						Total A.G.:	288.6	3107.00	

Basement:	Walkout, See Remarks/Fully Finished	Heating:	Forced Air-1	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:		FP Fuel:	Gas Only
Construction:	Wood Frame	Lot Shape:	Rectangular		
Foundation:	Concrete	Lot Sq M:	584		
Exterior:	Concrete, Stone, Stucco	Frntg x Depth:			
Roof Type:	EPDM Membrane	Flooring:	Hardwood, See Remarks		
Front Exp:	North				
Parking:	Encl: 2 Total: 4 Double Garage Attache	Garage Dim:	21'10x22'0		
Features:	Balcony, Ceiling 10 ft., Handicap Access, Handicap Interior Accessories, Low Flow/Dual Flush Toilets, No Animal Home, No Smoking Home, Programmable Thermostat, Sprinkler System-Underground, Vacuum System-Roughed-In, Wall Unit-Built-In, Windows - Wood				
Goods Included:	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, See Remarks, Stove-Countertop Gas, Vacuum Systems, Washer, Wine/Beverage Cooler				
Goods Excluded:					
HOA Fee Incl:					

Listed By: ENGEL & VOLKERS CALGARY

List Date: September 15, 2017



Mark D. Evernden
 ENGEL & VOLKERS CALGARY
 mark.evernden@engelvoelkers.com
 Cell: 403-829-3776
 140 - 215, 9 AVENUE SW

Calgary - Bankview

1817 22 AV SW

New Listing
 Price Decrease

September 15, 2017
 October 25, 2017

Status
 ListPrice

1548000.00

A
 1499000

