



Mark D. Evernden
 Private Office - ENGEL & VOLKERS CALGARY

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1031 PROSPECT AV SW

C4093353 Active

LP: \$2,999,000



Class:	Detached	Area:	DOM: 68 Calgary
Type:	Detached	Zone:	Zone CC
Style:	2 Storey	Community:	Upper Mount Royal
Year Built:	1911	Postal Code:	T2T 0W8
LINC:	0018240366	Condo Type:	Not a Condo
Legal Plan:	179R	Blk:	35
		Lot:	1
Land Use Code	DC (pre 1P2007)	Taxes:	\$16054/2015
Title to Land:	Fee Simple	Local Imp Amt:	232
Conform Rpt:		HOA:	
Restrictions:	None Known	Condo Fee:	

One of Mount Royal's finest residences is this beautiful brick and sandstone character home originally built in 1911. Situated on a 113x176' corner lot on the luxurious Prospect Avenue with over \$1M in updates. Positioned on just under half an acre this home offers over 5100 sqft of living quarters with 8 bedroom 4.5 bath & includes, Brazilian hardwood floor on main level and upper level. A newly updated kitchen with granite counter tops, island, a breakfast nook, Subzero & Miele stainless steel appliances. The main floor also includes a family room, bathroom, office, & a bedroom with 3 piece ensuite. Upstairs features 2 bedrooms plus a very spacious master retreat with fireplace, walk-in closet & a gorgeous 5 piece ensuite. The basement is fully finished with a recreation room, exercise room, bedroom & 3 piece bath. Enjoy the south facing completely transformed yard with landscaping & walkways leading to the patio for great outdoor entertaining. A new kitchen design is being prepared for your new home.

Bedroom	15'0" x 11'6"	U	Bedroom	14'0" x 11'0"	U	Bedrooms:	Above: 5 /Ttl:8	Baths:	Full: 4 Half: 1
Bedroom	14'0" x 13'2"	U	Bedroom	12'6" x 9'2"	L		2Pc 3Pc 4Pc 5Pc 6Pc		
Mstr Bed	15'10" x 15'10"	U	Den	15'4" x 14'0"	M	Bathrooms:	1 2 0 0 0		
Family Rm	15'0" x 14'0"	M	Kitchen	15'0" x 12'6"	M	Ensuite:	0 1 0 1 0		
Living Rm	29'2" x 14'0"	M	Bkfst Nook	15'0" x 9'8"	M	Level	SqMtr	SqFt	
Dining Rm	15'2" x 14'0"	M	2nd FR	19'6" x 11'10"	L	Main:	221.2	2381.00	
Laundry	14'0" x 6'8"	L	Utility Rm	14'2" x 7'2"	L	Upper:	141.0	1518.00	
Rec Rm	20'6" x 13'6"	L	Bedroom	13'2" x 11'0"	L	AbGd:	141.0	1518.00	
Bedroom	10'8" x 10'2"	L	Bedroom	11'8" x 8'2"	U	Lowr:	116.4	1253.00	
						Total A.G.:	362.2	3899.00	

Basement:	Full/Fully Finished	Heating:	Hot Water	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:		FP Fuel:	Gas Only
Construction:	Concrete	Lot Shape:	Rectangular		
Foundation:	Concrete	Lot Sq M:	1,845		
Exterior:	Brick, Wood	Frntg x Depth:	34x54		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Hardwood, Slate		
Front Exp:	North				
Parking:	Encl: 4 Total: 8 Quad or More Detacher	Garage Dim:			
Features:	Ceiling 9 ft., Deck				
Goods Included:	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Refrigerator, Washer, Window Coverings-All				
Goods Excluded:					
HOA Fee Incl:					

Listed By: ENGEL & VOLKERS CALGARY

List Date: January 06, 2017



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Calgary - Upper Mount Royal

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New Listing
Price Increase
Price Decrease

January 06, 2017
January 13, 2017
March 14, 2017

Status
ListPrice
ListPrice

3250000.00
3348000.00
3348000.00

A
3348000.00
2999000

