

LP: \$1,388,000 SP:
 OP: \$1,388,000 PD:
 CDOM: 187 DOM: 17
 Area: Calgary
 Zone: Zone CC
 Community: Bankview 015
 Postal Code: T2T 0S1
 Condo Type: Not a Condo
 Possession: /Negotiable
 LP/SF: \$603.2

Class: Attached
 Type: Semi Detached
 Style: 2 Storey
 Year Built: 2017
 LINC #: [N201754981](#)
 Legal Plan: 1710213 Blk: 23 Lot: 19

Land Use: R-C2 New Hm:
 Title to Land: Fee Simple
 Conform Rpt:
 Restrictions: None Known
 Tax Amt/Yr: \$4,918/2017
 Local Imp Amt:
 HOA: No
 Condo Fee:



Member Only Remarks: Please use ShowingTime for all requests or TEXT Ashlee Samaska, 403-990-4962. All deposits must be certified funds payable to Engel & Volkers Calgary in trust as per clients instructions. For all questions please text Ashlee and email all offers to mark.evernden@evcanada.com. NOTE, both sides of duplex are for sale, slight differences. Both homes are pre-wired, inside & out, HVAC is ready for A/C. Note that the building permit is dated for 2016 but the home was completed in October 2017.

An inner city masterpiece, built by Grandscape homes which features over 3100 sqft of spacious living quarters. An impressive 3-STAGE ELEVATOR for ease of access to all 3 levels including the bright w/o basement backing south onto a city park. The sophisticated finishings are illustrated throughout to include main floor 10' flat painted ceilings, 8' doors, custom built-ins, & extra wide hallways/doorways to ensure wheelchair accessibility. The expansive layout of the main floor is due to the extra wide lot, over 8.37m per side, complimented by 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 quality finishings w/i the kitchen also include quartz countertops, white high gloss cabinetry & ...

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/3 Rms Abv: 7 F/H Baths: 3/1					
Living Rm	5.2X5.0	17'0"X16'4"	M	Dining Rm	4.5X4.1	14'10"X13'4"	M						
Kitchen	6.0X4.5	19'9"X14'10"	M	Mstr Bed	5.0X4.4	16'3"X14'6"	U	Baths:	2P	3P	4P	5P	6P
Bedroom	5.0X3.2	16'6"X10'6"	U	Bedroom	4.0X3.3	13'1"X10'11"	U	EnSt Bth:	1	1	1	0	0
Laundry	2.1X0.9	6'9"X2'11"	U	Rec Rm	6.5X4.7	21'4"X15'5"	L		0	0	0	1	0
Utility Rm	2.9X2.6	9'7"X8'5"	L					<u>Level</u>	<u>Mtr2:</u>	<u>Sq Ft</u>			
								Main:	106.75	1,149			
								Upper:	107.02	1,152			
								Above Grade:	213.77	2,301			
								Lower:	72.93	785			
								Below Grade:	72.93	785			
								Total A.G.	213.77	2,301			

Property Information

Basement: Walkout/Walk Up-Fully Finished
 Suite: Suite - None
 Construction: Wood Frame
 Foundation: Concrete
 Exterior: Concrete, Stone, Stucco
 Roof Type: EPDM Membrane
 Front Exp: North
 Garage Dim: 21'10" x 21'4"
 Parking: 2/Double Garage Attached, Insulated
 Features: Balcony, Ceiling 10 ft., Handicap Access, Handicap Interior Accessories, Low Flow Faucets/Showerheads, 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
 Site Influences: Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View, View City, View Downtown
 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:

Bsmnt Dev Permit:
 Heating: Forced Air-1 Fuel: Natural Gas
 Fin FP/Rgh-In: / Fuel:
 Lot Shape: Rectangular
 Lot Sq M: 308.00 m2
 Frntg X Depth: 8.37x36.89
 Flooring: Hardwood, Non-Ceramic Tile

Agent & Office Information

List REALTOR®: [Mark D Evernden](#) mark.evernden@engelvoelkers.ca Appt: Must Confirm Appointment, ShowingTime
 List Firm: ENGEL & VOLKERS CALGARY Appt Nm: Ashlee Samaska 403-990-4962
 List REALTOR® 2: Ashlee Nicole Phone: (403) 829-3776
 Samaska ashlee@westcalgarygroup.com
 List Firm 2: ENGEL & VOLKERS CALGARY List REALTOR® 3:
 Comm: 3.5% on the first \$100K, 1.5% on the BOSP Fax:
 Seller: Alberta Inc. Occupancy: New; Never Occupied List Date: 03/15/2018
 Ownershp: Private Expiry Date: 05/31/2018
 Exclusion/SRR: No/No Withdrawn Date:

Printed: 04/01/2018

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).