

# \$1,645,000 - 3231 Alfege Street Sw, Calgary

MLS® #A2229160

**\$1,645,000**

4 Bedroom, 3.00 Bathroom, 1,853 sqft

Residential on 0.11 Acres

Upper Mount Royal, Calgary, Alberta

Welcome to this wonderful family home on a beautiful tree-lined street in Upper Mount Royal. An outstanding professional renovation seamlessly joins the heritage aspects of this home to create a stylish, comfortable, and very functional living environment. Highlights of the 2020 renovation include new hardwood floors throughout, new kitchen including cabinetry and appliances, new main floor laundry room including new washer and dryer, new main floor bathroom, new windows, paint and pot lights. Other significant upgrades in 2021-2024 include renovation of the basement, painting of the exterior and garage, and landscaping. The main floor features beautiful hardwood floors, an open and inviting floor plan with a well laid out flow of rooms from kitchen to dining to an elegant living room with a gas fireplace. The kitchen features a generous size breakfast bar, stylish, contemporary finishes and stainless appliances. Contemporary colours and finishes throughout lend a serene and relaxing vibe to this attractive space, rounding out with a desk area just off the kitchen, perfect for supervising homework. Two spacious bedrooms and an office space as well as a beautiful new laundry room and completely renovated 4 piece bath make for functional family living as well as wonderful entertaining spaces. East facing windows ensure an abundance of light throughout the main living area. The master suite is on the second level and is a generous size with a walk-in closet and 4-piece ensuite. The



renovated basement has a family room, fourth bedroom, a 4-piece bath, custom wine storage, a second laundry room, and a large utility/storage room. A fully fenced and west facing backyard with a fire table makes for easy entertaining and a comfortable space for family to enjoy the yard in all seasons. Located within walking distance to the Glencoe Club, near all neighbourhood schools including Western Canada High School, and minutes to downtown, the amenities of 17 Avenue, 4th street, and Marda Loop, this lovely home represents an outstanding opportunity to live in Upper Mount Royal.

Built in 1931

### **Essential Information**

MLS® #	A2229160
Price	\$1,645,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,853
Acres	0.11
Year Built	1931
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	3231 Alfege Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3S4

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Skylight(s), Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Landscape, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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