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Royal LePage Mission Real Estate

#100 3595 114 Ave SE

Calgary, AB

T2Z 3X2



2701 CARTIER Street SW, Calgary, Alberta, T2T 3J5, Canada

MLS®# C3649884



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Property Value	\$1,895,000
Type	House
Style	2 Storey
Basement	Full
Parking	Double Garage Attached, Heated, Insulated
Year Built	1928
Taxes	14646
Living Area	4,028.97 sq.ft.
Lot Frontage	74.80 ft
Lot Depth	139.76 ft
Lot Size Area	9,289.25 sq.ft.
Bedrooms	5
Bathrooms	3 full & 1 half

Description

An exciting opportunity to acquire an extremely desirable family home in the heart of Mount Royal. Beautifully renovated by the present owners this home is situated on a sweeping corner lot across from Cartier Park. The main floor is graced with hardwood floors, a large bright foyer which leads to the main floor den, office, formal living & dining rooms, 3 working fireplaces, a well-appointed granite kitchen with diner style nook which opens to a spacious sunny family/sitting room overlooking the large private deck/BBQ area. The upper level offers 3 bedrooms, a large bonus room which could be converted into a 4th bedroom and a 5 pc main bathroom. The welcoming master suite features a beautiful fireplace, walk-in closet & relaxing spa-like 5 pc ensuite. The fully developed basement has a wonderful children's play/rec room, 2 more bedrooms, 4 pc bath, laundry & storage. Oversized double attached heated garage + 2 substantial fenced & private yards. Close to all amenities, downtown & the Glencoe Club.



