

# \$1,625,000 - 3231 Alfege Street Sw, Calgary

MLS® #A2250226

**\$1,625,000**

4 Bedroom, 3.00 Bathroom, 1,828 sqft  
Residential on 0.11 Acres

Upper Mount Royal, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY AUGUST 24  
2:00-4:00 PM\*\*** Step into this wonderful family home in Upper Mount Royal and enjoy contemporary living in a beautiful character home. A carefully designed professional renovation beautifully joins the heritage aspects of this home to create a stylish, comfortable, and very functional living environment. Offering over 2,600 square feet of living space, this home seamlessly blends family living with wonderful entertaining spaces. An extensive 2020 renovation included hardwood floors throughout, a new kitchen including cabinetry and appliances, new main floor laundry room including new washer and dryer, new main floor bathroom, some new windows, paint, and pot lights. Other significant upgrades in 2021-2024 included renovation of the basement, painting of the exterior and garage, landscaping and the addition of central air conditioning. The main floor features beautiful wide-plank oak 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, perfect for entertaining. The kitchen has a generous size breakfast bar, stylish and contemporary finishes, and stainless appliances. Numerous cabinets and pantries provide ample storage space. 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. East, West, and South 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, with a soaker tub. 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 outstanding value and opportunity to live in Upper Mount Royal.

Built in 1931

**Essential Information**

MLS® #	A2250226
Price	\$1,625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,828
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, Oversized
# of Garages	2

### **Interior**

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

### **Exterior**

Exterior Features	BBQ gas line, 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	August 21st, 2025
Days on Market	1

Zoning

R-CG

## **Listing Details**

Listing Office

Sotheby's International Realty Canada

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