

# \$1,649,000 - 1424 Premier Way Sw, Calgary

MLS® #A2199875

**\$1,649,000**

3 Bedroom, 2.00 Bathroom, 1,777 sqft

Residential on 0.20 Acres

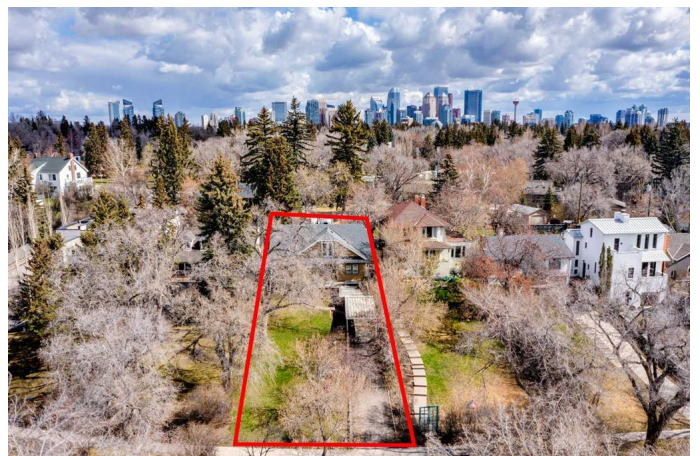
Upper Mount Royal, Calgary, Alberta

Realize your dreams and take advantage of the most affordable detached home in the affluent neighbourhood of Upper Mount Royal! This original home, located on a 50' x 186' (9,300 sq ft) lot is prime for renovation or construct your perfect home. The current house is 1.5 story with 3 bedrooms and 2 bathrooms. There is the potential for 2,300 of finished living space with the current floor plan. The single attached garage could also be converted into usable space. The main floor combines the main living areas with a central kitchen and 3 pc bath with clawfoot tub. On the upper level are 3 bedrooms and a 3 pc bath. The partially finished basement is ready for your ideas. Enjoy outdoor living on the SW facing front deck off the dining area, perfect for dining alfresco and on the back deck open to the large backyard. The location is ideal for families and professionals. Steps to the Marda Loop Community Association with outdoor pool, tennis courts and large park. Walking distance to the shoppes and restaurants of 17th Ave. Quick Access to the Glencoe Club, Downtown, University of Calgary and Mount Royal University. Close to all amenities, private, public and catholic schools.

Built in 1929

## Essential Information

MLS® #	A2199875
Price	\$1,649,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,777
Acres	0.20
Year Built	1929
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	1424 Premier Way Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1L9

### **Amenities**

Parking Spaces	5
Parking	Driveway, Front Drive, Off Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Recessed Lighting, Storage
Appliances	Dishwasher, Gas Stove, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle

Construction	Stone, Wood Frame, Wood Siding
Foundation	Block

**Additional Information**

Date Listed	March 6th, 2025
Days on Market	60
Zoning	R-CG

**Listing Details**

Listing Office	Royal LePage Benchmark
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