

Listing Client Full No Remarks

[3207 Alfège Street SW Calgary, AB T2T 3S4](#)

Residential
Active [A2293219](#)



DOM: 49 **LP:** \$3,100,000.00
OP: \$3,100,000.00

PD:

Class: Detached	City: Calgary	Subdivision: Upper Mount Royal
County: Calgary	Ttl Beds: 4	F/H Bth: 4/1
Type: House	RMS SQFT: 2,970.80	LP/SF: \$1043.49
Levels: Two	Suite: No	# Legal Suite: 0
Year Built: 2025 New Home	Lot Size: 4789 SF 444.91 SM	Lot Depth: 36.55 M 119.92'
LINC#: 0018287789	Legal Desc: 7080AJ;84;3	Legal Pln: 7080AJ Blk: 84 Lot: 3 Condo: No
Arch Style: 2 Storey	Zoning: R-CG	Tax Amt/Yr: \$4,054.00/2025
# Illegal Suite: 0	Title to Lnd: Fee Simple	Loc Imp Amt: E
Possession: Immediate, Negotiable	Disclosures: No Disclosure	Front Exp: E
Lot Dim:	Restrict: Encroachment, Restrictive Covenant	

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P						
Baths:	0	1	1	0	0	0	Bed Abv: 3	Main: 131.35	Mtr2	1,413.80	SqFt	
EnSt Bth:	0	0	1	1	1	0	Rms Abv: 8	Upper: 144.65	Mtr2	1,557.00	SqFt	
								Total AG: 275.99	Mtr2	2,970.80	SqFt	

Garage Dims (L x W): 21`7" x 22`0"

Property Information

<p>Basement: Full</p> <p>Basement Dev: Finished</p> <p>Heating: Forced Air</p> <p>Construction: See Remarks, Stucco, Wood Frame</p> <p>Foundation: Poured Concrete</p> <p>Exterior Feat: Private Yard</p> <p>Roof Type: Asphalt Shingle</p> <p>Reports: RMS Supplements, Title</p> <p>Parking: Alley Access, Double Garage Detached, Heated Garage, Insulated Total: 2</p> <p>Features: Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)</p> <p>Comm Feature: Park, Playground, Schools Nearby, Shopping Nearby</p> <p>Lot Features: See Remarks</p> <p>Goods Include: NA</p> <p>Appliances: Bar Fridge, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer</p> <p>Other Equip: None</p> <p>Goods Exclude: NA</p>	<p>Laundry Ft: Upper Level</p> <p>Basement Ft: None</p> <p>Cooling: Rough-In</p> <p>Fireplaces: 1/Gas</p> <p>Flooring: Ceramic Tile, Hardwood, See Remarks</p> <p>Fencing: Fenced</p> <p>Patio/Porch: Deck, Front Porch</p>
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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

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