

SAM

SHOWCASING CALGARY'S GREAT MOVES



Rideau Park, \$275,000

#107, 3339 Rideau Place, SW - Inner city gem, on the ridge, surrounded by nature, fabulous mountain views, walk to 4th Street & river. Completely reno'd 1-bdrm condo in prestigious building with outdoor pool, new kitchen, bathroom, hardwood floors & natural stone counters.



Victoria Park, \$359,000

#508, 114 - 15 Ave, SW - 1100 SF former show suite, upgraded 2-bedroom condo close to Hotel Arts, Loungeburger, trendy shops of Mission & 17th Ave. This one is ideal for roommates, 2 big bdrms, 2 baths. Large deck w/gas hookup, heated & secure titled indoor parking.



Patterson, \$525,000

197 Patterson Hill, SW - Best value in Patterson/Prominence, 1700 SF 3 bdrm bungalow, formal living & dining rooms, large kitchen & breakfast nook, extensive hardwood floors, double French doors, gas fireplace, basement w/family room, 2 more bedrooms & full bathroom.



Hawkwood, \$539,000

56 Hawkford Crescent, NW - Renovated 2083 SF 2-storey, backing onto a greenspace, on a quiet street. Kitchen w/granite counters, centre island, S.S. appliances, gleaming hardwood floors on main & upper, 3 bdrms, finished basement with wet bar, ideal for entertaining!



Glenbrook, \$599,000

4516 - 30 Avenue, SW - Extensively renovated 4-level split, just move in & relax. 1336 SF + dev'd basement, 4 bdrms/3 baths. Renovated kitchen w/ granite counters & stainless steel appliances, heated double garage, beautiful backyard.



Signal Hill, \$625,000

2767 Signal Hill Drive, SW - 2069 SF 2-storey on amazing 156-ft deep lot, professionally landscaped, w/west exposure, immaculately maintained 3 bdrm home, open plan, city views, dvlpd basement w/games room & wet bar, car lover's garage. Close to transit & shopping.



Altadore, \$695,000

5012 20th St, SW - Walk to River Park, schools, Mount Royal U. & steps to transit! Modern, open plan, elegant curved stairway w/wrought iron, granite counters, wet bar, several skylights, 1711 SF + fully dev'd bsmnt, 3+1 bdrms, high-end window coverings & lots of extras!



Signature Parke/Simcoe, \$695,000

121 Simcoe View, SW - Large 1581 SF bungalow w/ triple garage on a huge pie-shaped lot (11,000+ SF) w/ sunny south exposure on a quiet cul-de-sac. Hrdwd, skylights, granite. 2 beds up and 1 down + guest room/den. Close to schools, shopping & quick commute to DT.



Sienna Hills, \$699,000

311 Sienna Heights Hill, SW - 2600 SF + dev'd basement! Walk to elementary school, soccer, skating & shopping, perfect family location! Total of 4 bdrms & 4 baths, granite counters, hardwood flooring, basement w/ games room & family room with fireplace!



Aspen, \$825,000

222 Aspen Stone Place, SW - Stylish & contemporary 2511 SF, 3 bdrm 2-storey + dev'd basement, sophisticated finishing, granite counters, deep toned wood-work, clean lines, mud-room w/ built-ins, gym w/ sport flooring, huge games room w/ wet bar.



Discovery Ridge, \$859,000

329 Discovery Ridge Blvd, SW - Backing AND siding a green space with pond & steps to Griffiths Woods! Sun-filled 2617 SF+developed basement, contemporary, open plan, walnut floors, vaulted ceilings, granite counters, 3+2 bedrooms, 4 baths, a beautiful urban style home.



Altadore, \$859,000

1945 49th Ave, SW - New home, fully upgraded, with fully dvlpd basement, 2193 SF + 858 SF, on a 138-foot deep lot with south backyard, deep toned hardwood both main & upper floors, 3 + 1 bedrooms, 2 fireplaces, granite counters, large island kitchen, huge walk-in closet.



Patterson, \$895,000

19 Patterson Drive, SW - 4000 SF 2-storey, a grand home w/oversized rooms thru-out, 3 skylights, sweeping curved staircase, full height travertine clad fireplace, 4 bedrooms all opening to private decks, lofted den, triple garage, large mudroom, 73-ft wide lot, quiet street.



Wentworth, \$975,000

1117 Wentworth View, SW - Superb location, in the estates, backing onto ravine w/beautiful, tranquil pond! Exceptional home w/numerous upgrades, fabulous lighting package, contemporary kitchen w/metal tiled back splash & granite counters, 2358 SF + dev'd bsmnt, a must see!



Elbow Valley \$1,075,000

36 Crooked Pond Green - Walk to golf course, ponds & natural ravines, 1925 SF bungalow w/ dev'd walkout, high coffered ceilings, expansive & open plan, 1+2 bdrms, walkout dev'd w/lrg family room, wet bar, wine cellar, 2 bedrooms & bathroom, elegant & upgraded.



Aspen Estates, \$1,150,000

38 Aspen Meadows Heath, SW - 3097 SF 2-storey + dev'd bsmnt, 5 bdrms + den, wide plank hardwood floors, cream toned antiqued cabinetry, granite counters, great room with built-ins & stone fireplace, media room, games room, wet bar, Murphy bed, 2 en-suites & more!



Springbank, \$1,195,000

39 Pinecone Lane - Pinebrook Estates, 2 acres, updated bungalow w/loft, 2800 SF, soaring windows & ceilings, travertine, granite, hardwood, premium S.S. appliances w/integrated Sub-Zero fridge, 4 bdrms, at city limits, minutes to West Hills, shopping & quick commute to DT.



Stonepine, \$3,495,000

16 Granite Ridge - A Mission Homes masterpiece, exclusive gated community in a natural setting, truly elegant & stunning 2657 SF bungalow + dev'd walkout bsmt, refined design & finishing, extensive stone, rich wood, ceiling details, 1+3 bdrms, wine cellar, den & triple garage.