

# SAM

# SHOWCASING CALGARY'S GREAT MOVES



### Lower Mt. Royal, \$339,000

#212, 910 18 Ave, SW - 900 SF, 2 bdrms, 2 full baths, Mantra building, literally steps to trendy 17th Avenue restaurants. Features granite counters, stainless appliances & fireplace, closets with built-in organizers, indoor parking, quick possession, condo fee only \$375/month.



### Victoria Park, \$349,000

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



### Coach Hill, \$349,000

#9, 828 Coach Bluff Crescent, SW - Wonderful, bright split-level townhome, updated throughout, premium flooring and kitchen appliances. 3 beds and 3 baths. Ideal location - close to parks, schools, all the amenities and services of West Hills and public transit.



### Point McKay, \$399,000

48 Point Drive, NW - Exceptional split level townhome, updated contemporary white kitchen w/glass mosaic backsplash, 2 bdrms, 2 baths, wide plank floors, very quiet location, with private, fenced west facing backyard, backing onto a lovely greenspace, single attached garage.



### West Springs \$529,000

331 West Ranch Place, SW - Wonderful home w/newly dvlpd bsmnt (Ultimate Renovations), cul-de-sac location, 1858 + 650 SF, 3 bdrms/3 baths, maple kitchen w/ eating bar seating 4, huge master bedroom, renovated 5 pc ensuite w/ dual headed shower. Stamped concrete patio.



### Strathcona Park, \$575,000

56 Strathridge Close, SW - 2018 SF 2-storey, 3 +1 bdrms, exceptionally well maintained, bright & sunny, walking distance to Sobeys', boutique shopping, coffee shop, new C-train & Westside Rec. Bsmnt dvlpmnt w/large wet, games/family rooms, huge deck w/ glass surround.



### Strathcona Park, \$599,000

1350 Strathcona Drive, SW - Lovely 2-storey home is beautifully finished and filled with natural light. Close to schools, transit, shopping and Westside Rec Centre. 2265 SF with 3 beds and 3 baths. Large master bedroom with spa-inspired ensuite complete w/ jetted tub.



### Capitol Hill, \$619,000

1416 21 Ave, NW - 1900 SF infill near Confederation Park, close to DT or U of C. Exec. home, open plan, rich hardwood, coffered ceiling, island kitchen w/ granite counters, great room w/fireplace & built-ins + wall of windows overlooking backyard. 3 bdrms incl. vaulted master.



### Aspen, \$639,000

230 Aspen Stone Place, SW - 2486 SF 2-storey walking distance to new Aspen Landing shops & restaurants. 3 bdrms + den & bonus room, 3 baths, large island kitchen w/ granite counters, formal dining room, hardwood floors, big backyard with full width glass paneled deck.



**South Calgary, \$675,000**

2020 28th Ave, SW - Contemporary split level on an inner city view lot! Recently reno'd, kitchen w/concrete countertops, mosaic tile backsplash, hardwood floors, renovated bathrooms, vaulted living room with fully height stone fireplace, master w/ private enclosed deck.



**Aspen, \$675,000**

216 Aspen Hills Close, SW - 2023 SF 2-storey on wonderful pie lot, w/ southwest backyard & mountain views. Beautiful home w/curved staircase, rich hardwood, contemporary kitchen w/ espresso cabinets, granite counters, walk-thru pantry, 3 bdrms, bonus room.



**Altadore, \$695,000**

5012 20th St, SW - Walk to Central Memorial & Mount Royal U. & steps to express bus to downtown! Sunny, open plan, curved stairway w/wrought iron, granite counters, wet bar, skylights, 1711 SF + dev'd bsmnt, 3+1 bdrms, high-end window coverings, a must see!



**Springbank, \$1,195,000**

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



**Discovery Ridge, \$1,195,000**

83 Discovery Ridge Boulevard, SW - Truly exceptional Discovery Ridge beauty backing onto a treed greenspace. 2927 SF 2-storey + dev'd basement. Soaring ceilings, stunning kitchen with stone hearth. 3 + 1 beds, 4 baths & over \$100,000 spent on recent improvements.



**Altadore/River Park, \$1,250,000**

3809 - 15A Street, SW - Oversized lot, recent extensive landscaping w/tons of perennials, teak deck, stone accents, south backyard, quiet street, custom built, 2336 SF, upgrd w/built-ins, rich hardwood, extensive use of natural materials, spa-like ensuite with in-floor heat.



**Elbow Valley, \$1,350,000**

315 Snowberry Place - Classic estate home with a car collector's dream quadruple garage in prestigious Elbow Valley Estates. 3314 SF + 1175 SF with 3 + 1 beds, 4 baths, gorgeous Jatoba hardwood. Quick commute to downtown with a country living feel.



**Aspen, \$1,395,000**

9 Aspen Meadows Park, SW - 3015 SF + dvlpd walkout, south backyard perfect for outdoor entertaining w/ deluxe built-in BBQ, granite topped bar + outdoor fireplace! 3 + 2 bedrms, 4 baths, master ensuite w/heated floors & fireplace, media room, family room w/wet bar.



**Springbank Hill, \$1,995,000**

35 Elmont Dr, SW - An amazing home on a huge 83 x 175' lot w/city & valley views! 5152 SF 2-storey w/walkout bsmnt, 4 bdrms each w/ensuite & walk-in, grand foyer, den, sunroom, huge kitchen, 4 fireplaces, master w/dressing + sitting room & private deck.