

SAM

SHOWCASING CALGARY'S GREAT MOVES



Rideau Park, \$275,000

#107, 3339 Rideau Place, SW - Wonderful 742 SF jewel box 1-bedroom condo in prestigious Rideau Place. Stunning views of the Rockies, minutes from 4th Street shops, services & restaurants. Gorgeous hardwood floors throughout & natural stone counters in kitchen.



Beltline, \$359,000

#508, 114 - 15 Avenue, SW - Upgraded former show suite. 1102 SF, 2-bedroom condo walking distance to DT, the trendy shops & restaurants of Mission & 17th Avenue. 2 large bedrooms and 2 full baths. Large 130 SF deck with gas hookup - perfect for summer BBQs.



Banff Trail, \$499,000

3212 Cochrane Road, NW - Live up and rent down! Wonderful 1041 SF bungalow with 2-bedroom basement suite. Close to schools, parks, quick commute to DT and U of C and easy access to Crowchild Trail. Large lot in lovely, mature neighbourhood.



West Springs, \$595,000

23 Weston Manor, SW - Great location, south backyard, \$80,000 just spent in amazing basement development! 2164 SF, 4 bedrooms up + basement w/ 5th bdrm, media room & bathrm. Lots of built-ins, kitchen w/ granite counters, walk-thru pantry, mud room.



Glenbrook, \$610,000

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.



Springborough, \$644,900

2 Springborough Green, SW - 1786 SF bungalow + fully dev'd bsmnt, high coffered ceilings, elaborate millwork, hand rubbed coffee-colored kitchen cabinetry, granite countertops, ample natural light, skylights, 2 bdrms + 3rd bdrm down, home theatre, professionally landscaped.



Aspen Woods, \$659,000

88 Aspen Stone Way, SW - 2642 SF 2-storey w/ 4 bedrooms upstairs, living room & formal dining room, 2-sided gas fireplace shared with family room, Island kitchen, tile floors, granite counters, main floor den, bonus room, close to schools, parks & playgrounds.



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.



South Calgary, \$695,000

2020 - 28 Avenue, SW - Bright, spacious & impressive renovation! Over 2000 SF dev'd w/ attached dbl garage. Teak hrdwd, stylish concrete counters, marble bksplsh, & sunroom. Walking distance to Marda Loop shops & services & public transit & quick commute to DT.



Aspen, \$850,000

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



Wentworth, \$850,000

99 West Coach Way, SW - Fantastic estate home. 2685 SF 2-storey with gorgeous hardwood floors, granite, spacious master bedroom with sitting area and spa-inspired 6-pc ensuite. Quiet pocket community steps away from shopping, restaurants, schools & services.



Bearspaw, \$880,000

97 Hill Spring Meadows - Fully upgraded, modern bungalow w/3500 SF of dev'd living space on stunning 4-acre lot w/ panoramic mountain views! Triple attached heated grg, 5 beds, 4 baths+den. Just 15 mins from Airdrie & Crowfoot Crossing w/the beauty of country home.



Aspen Estates, \$1,095,000

311 Aspen Meadows Hill, SW - Exceptional 3-storey brownstone townhome with over 3000 SF of dev'd living space. Top-of-the line appliances, hardwood floors & caesarstone counters. Ideally located close to Aspen Landing, Westside Rec Centre and the future LRT.



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, \$1,450,000

2037 - 49 Avenue, SW - Another stunning home by Mission Homes. Amazing craftsmanship, details & finishings. Calcutta Gold marble, caesarstone, white oak floors, premium appliances and all this just minutes from the trendy shops & restaurants of Marda Loop.



Aspen Estates, \$1,795,000

90 Aspen Ridge Way, SW - Sophisticated 2483 SF bungalow with fully developed walkout basement, on a 13,000 SF pie lot, with panoramic views of the Rockies! Offering 4 bedrooms, each w/ ensuite, a smart home w/ sophisticated automated features.



West Springs, \$1,795,000

19 Westpark Place, SW - Spectacular executive home backing onto a central water feature. Upgraded throughout. 3484 SF 2-storey + dev'd walkout basement. 3 + 1 beds, 4 baths, fitness & media rooms. Close to choice schools, shops & services and quick commute to DT.



Uplands, \$2,795,000

53 Uplands Ridge - Perched on the ridge with fabulous Rocky Mountain views from nearly every room! 6800+ SF of luxury, incl. 3 bedrooms, a 2 level office feat. a 33 foot fieldstone fireplace. Media room, home gym complete w/ shower, stunning wine cellar + 6 car garage.