

SAM

SHOWCASING CALGARY'S GREAT MOVES



Killarney, \$339,000

#104, 1924 33 Street, SW - Ultra chic inner city living at its best! Custom designed 893 SF condo w/ unique curved cabinetry, granite countertops, gorgeous hardwood floors & stainless steel appliances. Low condo fees, 1 assigned parking space in detached garage.



Haysboro, \$399,000

99 Hanover Road, SW - Ideally located in family-friendly Haysboro. Charming 3 bedroom bungalow w/ over 1700 SF of dev'd living space. Basement has been dev'd to include vast rec room, 4th bedroom & full bath. Incredible yard with oversized, single detached garage.



Signal Hill, \$475,000

5722 Signal Hill View, SW - 1700+ SF bungalow with 3 bedrooms, 2 baths, newer maple hardwood & travertine tile floors, stainless steel appliances, beautiful downtown views, lush, green, treed corner lot with apple, crab-apple & choke cherry trees.



Richmond Hill, \$539,000

1040 Sierra Morena Court, SW - Attention car aficionados - this home has 4 car parking (yes, 2 double garages!). 1923 SF + developed basement, 3+1 bdrms/4 baths, hardwood floors, granite counters, island kitchen, large deck & stamped concrete patio.



Signal Hill/Sienna, \$599,000

150 Sienna Ridge Landing, SW - Much sought after location steps to Battalion Park School, skating rink & soccer fields! Upgraded & stylish 2-storey w/ extensive dark-stained hardwood, open plan, white island kitchen, main floor den, bonus room, 3 bdrms/3 baths.



Killarney, \$610,000

2227 - 26A Street, SW - Beautifully upgraded detached home. Hardwood floors thru-out main level, maple kitchen w/ granite island, 2 fireplaces, vaulted master bdrm, 1734 SF + finished bsmt. Offering Media rm with extensive built-ins, f/p + bdrm w/ cheater ensuite.



Signal Hill, \$625,000

2767 Signal Hill Drive, SW - Close to transit, shopping & parks, with city views and a gardener's dream backyard, 154-ft deep, & tiered with extensive stonework. 3 bdrms/3 baths, master bdrm enjoys amazing city views. Developed bsmt w/ games room & wet bar.



Aspen, \$725,000

169 Aspen Stone Grove, SW - Contemporary, stylish, like new, just move in! 2661 SF + developed basement, Sleek & modern kitchen w/ huge island, unique backsplash w/ metal embellishments, granite thru-out, large walk-thru pantry, 3+1 bdrms, 4 baths, media room.



Spring Haven/Strathcona, \$775,000

132 Strathlea Court, SW - an impressive \$100,000+ in recent improvements with amazing new basement development (3300+ SF)! 3+1 bdrms/4 baths, bonus room, den, extensive hardwood, plantation shutters, maple cabinets, media room w/ big screen & gas fireplace.



Lk Bonavista Estates, \$795,000

419 Lake Moraine Road, SE - Impressive 4 + 2 bedroom bungalow, over 2200 SF on the main w/ total 3568 SF of dev'd living space in desirable Lake Bonavista Estates. Gorgeous south backyard on incredible pie-lot, island kitchen w/ cork floor & granite counters.



Elboya, \$825,000

4704 4th Street SW - A spectacular, contemporary renovation, fully reno'd, open plan, contemporary bungalow in desirable Elboya. 1156 SF + dev'd basement, 3+1 bdrms, sleek cabinets w/ stainless pulls, glass backsplash, stainless appliances & granite counters.



Altadore/River Park, \$895,000

4126 16A Street, SW - Picturesque corner lot with south exposure & mature trees in desirable Altadore/River Park. 3+1 bedrooms, 2200 SF + fully dev'd walkout. Rich hardwood, granite, stainless steel appliances, skylights & vaulted ceilings.



Patterson, \$930,000

358 Patterson Blvd, SW - Backing ravine w/amazing city & valley views, 2870+ SF 2-storey with developed walkout basement, 4000+ SF of development, 4+1 bdrms, hardwood floors, granite counters, fabulous deck with glass surround & beautiful backyard with flagstone paving.



Patterson, \$995,000

55 Patrick View, SW - On the ridge with spectacular view of city & river! 2900 SF + dev'd walkout, total of 4300+ SF, 4 bdrms/4 baths, beautiful curved stairway, high ceilings, and attention wine-lovers, this home has an amazing 17 x 13-ft wine cellar w/ built-ins!



Elbow Valley, \$1,075,000

36 Crooked Pond Green - Elegant walkout bungalow with fully developed walkout just steps from the golf course! 1926 SF bungalow, 1+2 bedrooms, beautiful finishing details including barrel vaulted & coffered ceilings, granite counters, cherry-wood cabinetry.



Altadore/River Park, \$1,279,000

3807 15A Street SW - Truly spectacular home, 34-ft wide lot, steps to River Park! 2409 SF + dev'd bsmt (3400+ SF), 3+1 bdrms/4 baths, hand-rubbed cabinets, Thermador appl., walnut built-ins, travertine floors, butler's pantry, mud-rm, vaulted master w/ private deck.



Aspen, \$1,395,000

11 Aspen Ridge Lane, SW - Exclusive enclave of homes on "the Lane", 3415 SF 2-storey + developed bsmt (5400 SF) main floor master suite, total of 7 bdrms/5 baths, huge kitchen, high ceilings, extensive built-ins, media room, wet bar & wine cellar with iron gate.



Wentworth, \$1,695,000

15 Westpark Place, SW - Best location, backing onto the pond in the estates, 3365 SF + developed walkout, 2+2 bedrooms, den, loft, bonus room, 2 laundry rooms, outdoor fireplace, huge 82' wide lot, south exposure, walkout with media room, wet bar & game rm.