

# \$947,000 - 216 99 Avenue Se, Calgary

MLS® #A2186125

**\$947,000**

4 Bedroom, 4.00 Bathroom, 1,653 sqft  
Residential on 0.06 Acres

Willow Park, Calgary, Alberta

This exquisite property offers over 1600 square feet of meticulously designed living space, featuring a fully finished legal suite with a separate/private entrance. Elegant and sophisticated, fully upgraded home! It is ideally located in a prime location on a quiet treelined street within walking distance to schools. This stylish, contemporary home with an open concept floor plan is bathed in natural light highlighting the high-end finishes, gleaming floors and lavish designer style. The bright living room overlooks the street with a casually elegant vibe that invites you to sit back and relax. Culinary adventures are inspired in the chef's dream kitchen featuring premium stainless-steel appliances including an electric stove, a large island, a plethora of cabinets and over looking to the adjacent dining room. Off the rear entrance is a handy mudroom with built-ins to hide away bags, jackets and shoes. Ascend the beautiful staircase illuminated by elegant lighting to the upper floor. The primary bedroom is an opulent oasis with an expansive walk-in closet and a luxurious ensuite boasting the vanity, a deep soaker tub and an oversized shower. Both additional bedrooms on this level are generously sized and share the 4-piece main bathroom. An upper-level laundry room further adds to your convenience. Step down to the fully finished legal-suite basement with a separate entrance. A 4th bedroom and another full bathroom with separate laundry finishes the basement. The cherry on top is the insulated and drywalled double detached



garage, which safely keeps your vehicles out of the elements. Electric car charger point can be added to the garage. This exceptional home is in a phenomenal inner-city location, perfect for your active lifestyle, walk to transit, schools, parks and recreation. Don't wait and call your favourite realtor to schedule a private viewing.

Built in 2024

### Essential Information

MLS® #	A2186125
Price	\$947,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,653
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	216 99 Avenue Se
Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0J1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, City Lot, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 8th, 2025
Days on Market	91
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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