



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
 OUELLETTE
 ASSOCIATE

780-831-7725
 jackadmin@gpremax.com

2116 Victoria Crescent NW
 Calgary, Alberta

MLS # A2198841



\$2,250,000

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|------------------|--|---------------|------------------|
| Division: | Banff Trail | | |
| Type: | Residential/House | | |
| Style: | 3 (or more) Storey | | |
| Size: | 2,657 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Backs on to Park/Green Space, Level, No Neighbours | | |

| | | | |
|--------------------|------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R-C2 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: n/a

Discover the perfect blend of contemporary elegance and functional design in this stunning 3-storey home, ideally located in the desirable inner-city neighbourhood of Banff Trail. Situated on a quiet, well-established street with a scenic park right behind, this property offers both peaceful surroundings and urban convenience. Step inside to a thoughtfully designed main floor, featuring a stylish front den with designer lighting and a striking feature wall. The open-concept living space boasts soaring ceilings, beautiful tile floors, and a breathtaking open-to-above design, creating an atmosphere of sophistication. The chef-inspired kitchen is a dream, complete with high-end appliances, including a premium gas range, sleek cabinetry, and luxurious finishes. The second level offers two spacious bedrooms with custom-built closet systems, connected by a well-designed Jack-and-Jill bathroom. This floor also features a cozy lounge area with a built-in bar and an oversized laundry room for ultimate convenience. The entire third level is dedicated to the primary retreat—an exquisite sanctuary featuring a sprawling bedroom, a built-in coffee station/wet bar, and a private deck with views of the backyard and park. The designer walk-in closet offers ample storage, while the spa-inspired ensuite exudes luxury with a double vanity, an elegant black soaker tub, a large steam shower, and dramatic floor-to-ceiling tile work. The fully finished basement is designed for both relaxation and entertainment, offering a fourth bedroom with a spacious closet, a bold and stylish full bathroom, a dedicated home gym, and a media room with an adjoining wet bar. Outside, a charming front patio and striking modern exterior enhance the home's curb appeal. With an elevator providing seamless access to all four floors, this residence perfectly balances style, comfort, and accessibility.

Conveniently located near top schools, major roadways, and a variety of local amenities, this exceptional home is a rare find. ****Book your private showing today and experience luxury living at its finest!****