



Chris Zaharko



Point McKay



Minutes from downtown, nestled on a quiet cul-de-sac, backing onto the river with pathways and green space steps away. Flooded with natural light with its west exposure, and accented with beautiful hardwood floors throughout. All



three bedrooms are extremely generous in size. The backyard is spectacular, very private with mature landscaping.

\$499,900

Lower Mount Royal



This beautiful Lower Mount Royal character home has been historically researched and restored to the exact detail of the "arts and crafts" era. No expense

has been spared in the woodwork, original stain glass collection, architectural wallpapers, and much more. The exquisite landscaping is highlighted by a private patio retreat featuring a hot tub, fire pit, brick, sandstone, and decorative concrete finishing. The home has been upgraded with all new electrical, plumbing, insulation, radiant floor heating, granite countertops, and high end appliances such as a Sub Zero, Miele, and Ultraline.

\$1,190,000

Garrison Woods



This home boasts 4 levels of Custom finished contemporary living space with 3 bedrooms + den and over \$280,000 in recent high-end finishings. The front room is a formal sitting area accented by a floor to ceiling tile fireplace, with beautiful high gloss walnut flooring throughout main level. The kitchen boasts granite countertops, an oversized island, a built in wine rack, Ultraline stainless steel appliances, a walk in pantry and a bright and open dining area. Master retreat features



a stone surrounded 3-sided fireplace, vaulted ceilings, a large jetted soaker tub, his and her granite vanity, a walk in closet, and a 2-person steam shower. The basement is fully developed with slate flooring throughout, an additional bedroom/ bathroom, a work out area, a wine cellar, and a walk out onto patio.

\$849,900

Montgomery



Situated on a corner lot on a quiet street with great views of the bow valley. Enjoy an oversized private backyard with plenty of mature trees and

being right across from Montalban Park. The top floor has two generously sized bedrooms with a four-piece bathroom, while the walkout basement is host to a beautifully renovated one Bedroom one Bathroom suite with a separate entrance. Close to all amenities, downtown, COP, and U of C.

\$498,000

Cougar Ridge



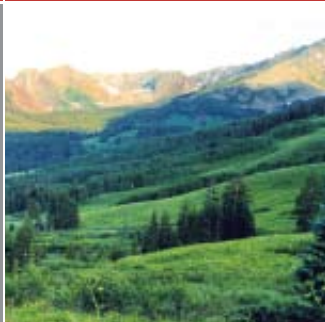
Backing onto a natural reserve this home has panoramic views of the river, foothills, & downtown. The Kitchen boasts custom dark alder cabinets, a butler pantry, huge center island and cove lighting. Off the kitchen is a dining nook with 12' ceilings, and an additional formal dining area with built in custom maple cabinets. The front room has a natural gas fireplace surrounded with custom maple bookshelves and huge bay windows. The main floor office has wainscoting walls, and coffered ceilings. Upstairs has three generously sized bedrooms including a master bedroom with a gas fireplace, a huge walk in closet and a 6-piece ensuite. Enjoy a large media room on the top floor and a walk out basement with 2 bedrooms & a full bathroom.

\$1,400,000

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Charleswood



Enjoy an established neighborhood, and all the luxuries of this professionally renovated hillside bungalow.

Exceptional location being steps to multiple parks including Nosehill, UofC, schools, shopping, and the LRT. This main floor hosts a gourmet style kitchen, Brazilian hardwood floors throughout, and a floor to ceiling stone fireplace. The master retreat features an outstanding ensuite and walk in closet. The basement is fully developed with a large rec room and additional bed and bath. The backyard features terraced landscaping, apple trees, fences, and cedar stairs leading from the dining room and master bedroom onto the deck. Benefit from having a lane access attached triple garage and a front attached single garage.

\$849,900

Varsity Towers



1 of the largest units in the building, with nearly 2000 sqft that have never been lived in & are completely renovated w/ granite counter-



tops, maple cabinets, S/S appliances, new flooring & new paint. Open living w/ many windows allowing plenty of natural light in.

You will find amenities including a swimming pool, gym, rec rm & more. Close to all shopping, major roadways & D/T, a must see!

\$419,900

Altadore



Captivating townhouse in the heart of Marda Loop. The main floor boasts a gas fireplace, hardwood floors and



9ft ceilings. The kitchen features black appliances, maple cabinets, granite countertops, under cabinet lighting, ceramic tile backsplash, and a 10ft center island. The basement has been professionally renovated into a fitness area, with a dry sauna ideal for any type of athlete.

\$534,000

Richmond / Knob Hill



Beautiful brand new three level infill with over 2700 sq ft of living space. Gourmet style kitchen with granite counter tops, maple cappuccino cabinets, under cabinet lighting and stainless steel appliances. The main level also hosts a large living and dining area with site finished hardwood throughout, slate tile at the entrances and a large south-facing patio. The second level has three generously sized bedrooms flooded with natural light, 2-4 piece bathrooms and a large laundry room. One the third floor you will find a master retreat with a spa ensuite with a steam shower,

soaker tub, his and her vanity, a huge walk in closet, and a private roof top patio with stunning views.

\$1,198,700

Connaught Development Opportunity



An excellent opportunity for re-development (50'x131') close to 10,000 sq ft zoned RM-7 in sought after Connaught. This site would be ideal with retail/ commercial and condo redevelopment. This site must be sold in conjunction with neighboring two properties. Great access to downtown and 17th avenue make this an excellent development site. This site could also be a valuable holding property with 2 homes that have been recently renovated and are in excellent condition, and a residential 6-plex.

\$3,000,000

Sunalta



A beautiful concrete 11 suite apartment building in Sunalta. 8 One bedrooms, 3 two bedrooms. The building is Strata titled, and

would make for an ideal holding opportunity or it is ready for a condo conversion.

\$182,000 per door

Top 1% In Canada

ROYAL LEPAGE
 Foothills



Chris Zaharko



Lower Mount Royal - Anderson Estates



Own a piece of history! Loft living at it's best! The Anderson Estates is one of Calgary's premier heritage buildings. This unit is unique being the largest, and only two-bedroom

and two-bathroom in the building. The bright and open floor

plan boasts 12 ft ceilings, hardwood flooring throughout, and a vast array of windows allowing for plenty of natural light. The kitchen has been completely redone with maple cabinets, Stainless Steel appliances, granite countertops, and a raised breakfast bar. One of the four-piece bathroom feature an original claw foot tub and a pedestal sink with the Master Bedroom ensuite having a separate shower. Within steps to all amenities 17th avenue and downtown have to offer.

\$499,900

Olympic Village



Two bedroom, two bathroom condo minutes from downtown complex amenities include a pool, a hot tub, an exercise room, and an outdoor tennis court. An



open concept, and a gourmet style kitchen with granite countertops, maple shaker cabinets, stainless steel appliances, and a breakfast

bar. Outstanding city views from the patio.

\$279,900

Bridgeland



Bright and spacious 2 bedroom suite in the desirable inner city community of Bridgeland. Boasting an open floor plan this condo



features hardwood flooring, a gas fireplace, and a large west facing balcony. The kitchen has granite countertops, a raised breakfast

bar, ceramic tile and stainless steel appliances.

\$344,900

Killarney



2 Beautifully finished infills with 3900 sq ft of living space. This home boasts an open concept with contemporary top of the line finishings throughout. The main floor features site finished beech hardwood that continues throughout the

house complimented by a vast array of windows that flood the home in natural light. The gourmet style kitchen features 5' thick satin finish granite countertops, glass backsplash, European Cabinets, and top of the line stainless steel appliances including Sub Zero and Miele. In the master bedroom you will find a spa like ensuite with in floor heating, a large soaker tub, a separate shower with dual showerheads, and a his and her vanity. All three bedrooms are generous in size and boast plenty of natural light. The third floor loft boasts a stunning west facing roof top deck. The home is situated on a corner lot making for a large back yard with a double garage.

\$1,095,000

Conrich - Development Opportunity



20 acre parcel

4 miles north of Conrich with stunning mountain views and only minutes to Calgary! The 20 acres of land would

be ideal for a working or hobby farm. This has also been slated for future residential development under the Serenity Conceptual scheme. On the land you will find a well maintained 4 bedroom blevel with beautiful oak hardwood floors and new tile on main level. The

double garage is detached and oversized, perfect for larger trucks! Excellent Opportunity!

\$1,190,000

Connaught



Zoned RM-7 and situated on a 50x131i lot this property is an excellent opportunity for commercial/ residential use in the sought after community of Connaught.



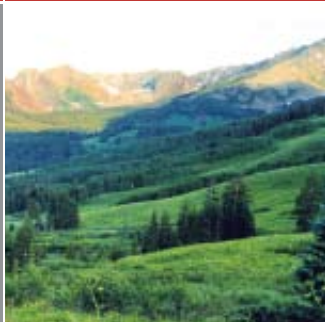
Would make for an ideal professional practice being within minutes to downtown and all amenities.

\$1,500,000

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Shaganappi



Beautifully finished 3 level home within minutes to downtown, swimming, golf, the river and bike paths. The main floor boasts an open floor plan with 9 ft ceilings, maple hardwood floors and a vast array of windows. The kitchen features cherry cabinets, granite countertops, stainless steel appliances, a gas stove, a walk in pantry, and custom made backsplash. Off the kitchen is a living/dining area with a built in entertainment center and a stunning stone 2-way inside/outside fireplace. The upper level boasts three bedrooms generous in size all with walk-in closets, a laundry room, vaulted ceilings, and an open area study with 2 skylights. The master bedroom features a ensuite with a 3-sided stone fireplace, luxury shower, soaker tub, and his & her vanity. The walkout basement is finished with a large media room, a full bathroom, and a separate entrance

\$874,900

backsplash. Off the kitchen is a living/dining area with a built in entertainment center and a stunning stone 2-way inside/outside fireplace. The upper level boasts three bedrooms generous in size all with walk-in closets, a laundry room, vaulted ceilings, and an open area study with 2 skylights. The master bedroom features a ensuite with a 3-sided stone fireplace, luxury shower, soaker tub, and his & her vanity. The walkout basement is finished with a large media room, a full bathroom, and a separate entrance

Cougar Ridge



On a quiet street with a beautiful west facing back yard featuring a large deck, and mature landscaping. This home boasts a bright open concept floor plan and a gourmet kitchen with high-end stainless steel appliances, ideal for entertaining. On the second level there are three bedrooms spacious in size including a huge master bedroom with a west facing deck overlooking the backyard, a walk in closet and a beautiful ensuite.

\$479,900

On the second level there are three bedrooms spacious in size including a huge master bedroom with a west facing deck overlooking the backyard, a walk in closet and a beautiful ensuite.

Lower Mount Royal - Anderson Estates



Own a piece of history! The Anderson Estates is one of Calgary's premier heritage buildings, and has been historically restored to its original state. Within steps of all amenities 17th avenue and downtown have to offer. The building features a marble stairway, a restored brass elevator, and stunning woodwork throughout. This T-style unit boasts 10ft ceilings; hardwood floors and 6ft windows that flood the space with natural light and give outstanding views of Calgary's city skyline. The kitchen features granite countertops, maple cabinets, newer appliances, and tile backsplash.

\$289,900

and has been historically restored to its original state. Within steps of all amenities 17th avenue and downtown have to offer. The building features a marble stairway, a restored brass elevator, and stunning woodwork throughout. This T-style unit boasts 10ft ceilings; hardwood floors and 6ft windows that flood the space with natural light and give outstanding views of Calgary's city skyline. The kitchen features granite countertops, maple cabinets, newer appliances, and tile backsplash.

Upper Scarboro



Breathtaking view of the downtown skyline from this professionally renovated hillside bungalow in the inner city community of Upper Scarboro. Custom built gourmet kitchen with built in Sub Zero fridge, full size wine chiller, built in Dacor cappuccino maker, Miele steam oven/ dishwasher, professional gas range/oven with infrared broiler, river stone countertops, cherry wood cabinets, Romeo and Juliet balcony and a stunning water wall feature. The walk out basement is fully finished with a media centre, stone fireplace, additional bedroom and a 4-piece bathroom. The backyard features mature landscaping, fruit trees, gardens, fences and a storage shed.

\$ 1,250,000

Garrison Woods



An ideal family home with over 2200 sq ft of living space. The main level features rare stonework in the living and kitchen areas. The kitchen space boasts a ¾' granite accent wall along with granite countertops, a large breakfast bar, and built in bench seating. The staircase built with wrought iron railings lead to the 2nd floor with a master bedroom, 5 pc ensuite, and a large walk in closet. The top floor bonus room is ideal for a large office or media room. The basement is ideal for development with 9'ceilings. Enjoy a stamped concrete patio with bbq line, and a double detached garage.

\$599,900

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