



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



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.



\$1,090,000

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.

\$775,000



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.

\$469,900

Edgemont



Renovated two storey home nestled on a quiet street. The kitchen features granite countertops, maple cabinets, stainless steel appliances with a gas stove, a breakfast bar, and granite backsplash. The main floor also boasts a front sitting area with a gas fireplace, a formal dining room, and a large media room with a built in entertainment center and a tile surround gas fireplace. The second level has three generously sized bedrooms including the master with its own deck and full ensuite. The basement is fully finished with hardwood throughout, a large rec room, an additional bedroom, and a full bathroom. The backyard is private with mature landscaping, a large patio, a stone pond, and a brick fire pit.

\$592,000

Connaught



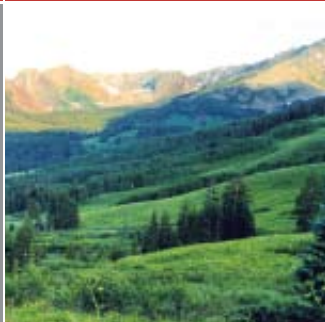
An excellent Opportunity in sought after Connaught. Benefit from a holding property with 6 fully finished suites or have an ideal development site with a lot size of 130 X 65 ft. Excellent access to downtown and 17th avenue, make this site ideal for retail/ commercial or condo redevelopment.

\$999,000

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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.

\$779,000

Killarney



Custom built on a quiet tree lined street. The kitchen features granite countertops, custom white cabinets, stainless steel appliances, and a brick backsplash. The main

floor also boasts a front sitting area with a limestone gas fireplace, a west facing living room with a vast array of

windows including French doors, along with a dining nook ideal for entertaining. 3 bedrooms up including the master with his and her closets, and a stunning 5-piece ensuite. The basement is completely finished with an additional bedroom, a large media room, an exercise area, and a full bathroom. Enjoy a large private backyard with mature landscaping.

\$649,900

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



Renovated home restored to its original charm. Features 3 bedrooms an open main floor plan with an archway leading to a sunroom, and hardwood floors throughout. The kitchen has new

maple cabinets, black appliances, and under cabinet lighting. Fully finished basement currently used as a large media room. This location could make for an excellent professional practice conforming to the trend of the surrounding properties and could easily be rezoned to do so. Within walking distance to all amenities, 17th avenue, and downtown. This property is situated on a RM-7 lot making for an ideal holding, or redevelopment site.

\$850,000

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

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Cougar Ridge



Estate home in the community of Cougar Ridge with Marble Stairs upon entrance and a custom stone exterior. Brazilian cherry hardwood and slate flooring throughout. The gourmet kitchen features

maple cabinets, granite countertops, stainless steel appliances, and a center island. Off the kitchen is a formal dining room with glass doors leading to the deck with city views ideal for entertaining. The living area boasts a built-in maple media center and a slate gas fireplace. The 2nd level has 4 brms with a master retreat featuring a corner sitting room perfect for enjoying the view, a large walk in closet, and a 5-piece ensuite. Enjoy a 3-car garage and a back yard with an oversized porch, beautiful landscaping, backing onto a green belt.

\$1,390,000

3.5 Acre Parcel East of Okotoks



Beautiful 3.5 acre parcel of land across from Norris Coulee Estates. Located in the much sought-after pocket of properties east of the

Okotoks overpass and north of 552 Ave. Terrific well producing 15 gpm. Walking distance to new area school and located on the bus route, make this a great lot for a future dream home for any family. Other benefits include: no architectural controls allowing you to build the home of your choice, well-treed on the west side, wonderful views to the east, north and south, and paved road access.

\$399,900

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 countertops, 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!

\$399,900

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.

\$1,029,000

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



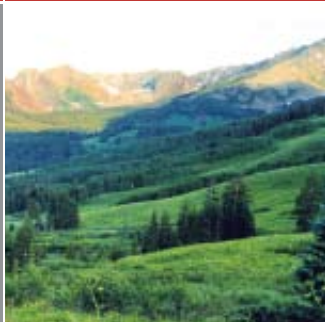
Zoned RM-7 and situated on a 50x131ft lot this property is an excellent opportunity for commercial/ residential use in the sought after community of Connaught. Would make for an ideal professional practice being within minutes to downtown and all amenities.

\$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.

\$269,900

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

Sienna Heights



Two-storey home nestled on a quiet cul-de-sac on an oversized pie shaped lot. Accented with hardwood floors the main floor boasts a bright and open floor plan with 18' ceilings in the great room. The living space has a tile surround gas fireplace, a spacious breakfast bar, and dining area, ideal for entertaining. The Kitchen features oak cabinets, stainless steel appliances with a gas stove, a large pantry, and a garburator. Off the kitchen French doors lead to a flex room ideal for a formal dining room or home office. The Master bedroom has a huge walk in closet suitable for any wardrobe, and a open full ensuite. Enjoy a large backyard with professional landscaping, a large deck, and a stamped concrete patio backing onto a green space/ playground.

\$599,900

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