



Chris Zaharko



Lower Mount Royal



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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.

\$1,095,000

Killarney



Beautifully finished infill with 3900 sq ft of living space, and 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 stainless steel appliances including Sub Zero and Miele. The master bedroom ensuite has 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. 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..

\$1,029,900

Lower Mount Royal - Anderson Estates



Historically restored with a marble stairway, original brass elevator, and stunning woodwork throughout. Located on the top floor with outstanding views of Calgary's city skyline. 10ft ceilings and 6ft bay windows flood the home with natural light. The kitchen boasts granite countertops, maple cabinets, and tile backsplash. The bathroom captures original charm with a claw foot tub, and a pedestal sink.

\$349,900

Coach Hill



Open concept with lots of living space in this 3-bedroom townhouse. Features a big bright kitchen with maple cabinets, and a dining nook. The living room boasts a wood burning corner fireplace, and is open to the formal dining area. The bedrooms are generous in size with the master bedroom featuring a 3-piece ensuite. Enjoy the convenience of having a single attached garage, a storage room, and in suite laundry. Close to all amenities and just minutes to the downtown core.

\$259,900

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

Edgemont



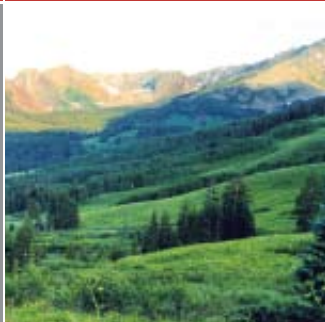
Renovated two storey home nestled on a quiet street. The kitchen features granite countertops, maple cabinets, stainless steel appliances with a gas stove, a breakfast bar, and granite backsplash. The main floor also boasts a front sitting area with a gas fireplace, a formal dining room, and a large 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

"Zaharko" the name synonymous with Real Estate



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Downtown



Built by Pointe of view, with unobstructed views of the Bow River. The kitchen has S/S appliances, granite, breakfast bar, and shaker style cabinets. Formal dining space, open to the living room that leads to the 105 sq ft balcony. The master bedroom features a 4 piece ensuite. Exceptional location steps to Prince's Island Park, riverside bike paths, and Eau Claire Market.

\$398,000

Inglewood



Beautiful 4-bedroom home with over 1900 sq ft of living space. Kitchen features granite countertops, S/S appliances, an island and cherry wood cabinetry. The master bedroom has vaulted ceilings, his and her closets, a built in entertainment center, and a 5 piece ensuite. The additional two upstairs bedroom has a Jack and Jill ensuite. The basement features a media room, storage room, a bedroom, and a 3-piece bathroom. Double attached garage.

\$590,000

Coach Hill



Walking distance to all amenities including public transportation, and minutes to downtown. This three-bedroom townhouse features a bright kitchen with maple cabinets. The living room is open to the dining room with a corner wood-burning fireplace. The three upstairs bedrooms are generous in size with the master bedroom boasting a 3 piece ensuite. Enjoy the convenience of having a single attached garage, a storage room, and in suite laundry.

\$269,900

Connaught



Currently used as a commercial office this property is an ideal site for a professional practice. Within walking to all amenities 17th avenue and downtown. This site could also be sold in conjunction with the neighboring two properties making an excellent opportunity for redevelopment with close to 10,000 sq ft zoned RM-7 in sought after Connaught. This site would be ideal with retail/commercial and condo redevelopment, or as a holding property.

\$850,000

Qualicum Beach, BC



Waterfront home with exceptional island views and fantastic sunsets. Situated on 5.6 acres, this home has all the amenities that a discerning buyer would appreciate: a bright and open floor plan, beautiful tile flooring, a gourmet kitchen with upgraded stainless steel appliances, and three bedrooms with ensuites. The property also features a three car garage and a cozy one bedroom carriage house. One could see this as a guest cottage, caretakers suite or a mother in law cottage.

\$1,590,000

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.

\$675,000

Richmond Park



Development permit in place for a beautiful 3-storey contemporary home. 3700 sq ft of development designed by McDowell and associates. Enjoy incredible city views from your private roof top patio and garden. Features bright open floor plans including a three-bedroom layout ideal for family, and a two-bedroom layout ideal for the professional couple. This oversized inner city lot will allow both families plenty of room to roam and privacy. The sale includes the plans to build the two attached homes

\$799,900

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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



natural light. The gourmet style kitchen features 5' thick satin finish granite countertops, glass backsplash, European Cabinets, and stainless steel appliances including Sub Zero and Miele. The master bedroom ensuite has 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. 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

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

Scarboro



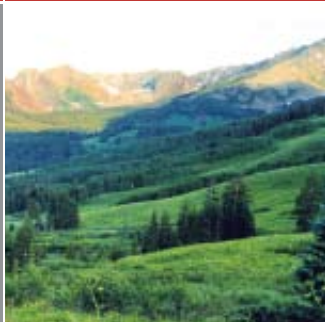
Upgraded bungalow on trendy 17th Avenue, with city views, and over 1000 sq ft of above grade living space. Features 3 suites, two bedrooms upstairs and two single basement suites. The basement is a walkout with two separate entrances. The Upstairs kitchen has new cabinets, and new appliances. Would be ideal for a holding property.

\$399,900

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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

\$769,900

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

Signal Hill



Stunning Mountain views from this 2-bed two-bath penthouse condo. 1700 sq ft of living space including 2 enclosed balconies, one being off the master bedroom. The kitchen boasts modern white cabinetry, tons of counter space, and an eating nook. The master bedroom features a 3-piece ensuite, outstanding view and large closets suitable for any wardrobe. In suite storage and laundry. The building amenities include extensive rec center, and underground parking. The building is 50+ and well managed. Close to all amenities.

\$429,900

Scarboro



Enjoy city living on 17th avenue, and be steps to all amenities Calgary's downtown has to offer. Enjoy two spacious bedrooms upstairs and a separate suite in the walk out basement. Enjoy city views from a large back deck.

\$399,900

Scarboro



Enjoy the view of the city from this Scarboro bungalow on trendy 17th Avenue. A gardeners dream with a huge treed lot, landscaping completed, and a greenhouse shed. Ideal for a holding property with a walkout basement converted into a suite.

\$379,900

Upper Scarboro



Breathtaking view of the downtown skyline from this professionally renovated bungalow. This home features a custom-built gourmet kitchen with top of the line appliances, full size wine chiller, built in Dacor cappuccino maker, granite, cherry wood cabinets, and a stunning waterwall feature. The walk out basement is fully finished with lots of extras. The backyard is private with a tranquil setting.

\$ 1,250,000

Connaught



With over 4500 sq ft of developed living space, this site would be ideal for any type of professional practice. Zoned RM-7 with commercial use and situated on a 50ft X 131ft lot this property is an excellent opportunity in sought after Connaught.

\$1,980,000

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