

2118 Hope Street SW
Calgary, Alberta

MLS # A2214571



\$1,750,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,030 sq.ft.	Age:	1925 (100 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Front Drive, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Granite Counters, High Ceilings, See Remarks, Skylight(s), Soaking Tub, Walk-In Closet(s)		

Inclusions: Car Lift, Security Cameras, Alarm System, Built-In Speakers for Main Floor and Master Bedroom.

Open House Saturday April 26 from 2:30 - 4pm Expertly renovated, this sophisticated Mount Royal residence offers over 3,000 sq ft of elevated living space + on a beautiful lot with city views that backs directly onto a park. The thoughtful layout includes an elegant living room with a wood-burning fireplace + stone surround. The designer gourmet kitchen in high-gloss with professional appliances + open to a lovely informal dining lounge which is comfortable for large groups or casual dining. A gallery-inspired vaulted family room is absolutely stunning + everyone's favorite space with floor-to-ceiling glass + opens to a large entertaining terrace and a beautifully landscaped backyard. The main floor also offers an office with dual working spaces. Upstairs, there are three spacious bedrooms with custom closets and a luxurious, hotel-style marble bathroom. The lower level offers heated stone flooring, a stylish entertainment bar, lounge, a 4th bedroom or gym + a full spa-like bath. All this, just steps from top schools, parks, restaurants, shops, + downtown. An exceptional home in a prime location—shows 10/10 + is a must-see!