

**3243 Alfège Street SW**  
**Calgary, Alberta**

**MLS # A2312925**



**\$3,250,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,546 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Garage Door Opener, Garage Faces Rear, Heated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** none

A New Gorgouse build with Monogram homes is now available! Currently under construction and to be fully finished in late October. Sitting on a full 50x120 lot & located on a quiet, tree-lined street in prestigious Upper Mount Royal, this exceptional new build offers over 3,500 sq.ft. of meticulously designed living space above grade, paired with a rare quad garage and an outstanding floor plan tailored for modern luxury living. Thoughtfully designed with both elegance and functionality in mind, the main level features soaring 10-foot ceilings and an expansive open-concept layout anchored by a stunning great room with a gas fireplace and oversized windows that flood the space with natural light. A chef-inspired kitchen sits at the heart of the home, complete with an oversized Taj Mahal Quartz island, premium appliance layout with pot filler, and a fully appointed butler's pantry—perfect for entertaining at scale. The adjacent dining area opens seamlessly to the rear deck, creating an effortless indoor-outdoor flow. A private front office, sophisticated foyer, mudroom with built-ins, and a stylish wet bar complete the main floor. Upstairs, the home continues to impress with a well-appointed second level offering four spacious bedrooms, including a luxurious primary retreat featuring a spa-inspired ensuite with a freestanding tub, curbless shower, and a generous walk-in wardrobe. Three additional bedrooms are thoughtfully laid out—one with its own ensuite, while the others share a beautifully designed main bath. A dedicated upper laundry room adds everyday convenience, while open-to-below design elements enhance the sense of space and architectural sophistication throughout. The fully developed lower level provides an additional 1,500+ sq.ft. of living space, ideal for entertaining and relaxation. Here you'll find a large media/family room,

wet bar, a Flex room that could be a great space for an office or gym or a bedroom. 2 additional spacious bedrooms, and ample storage&mdash;perfectly suited for guests or growing families. Completing this remarkable property is a rare rear quad garage, offering exceptional space for vehicles, storage, or hobby use&mdash;an increasingly hard-to-find feature in this sought-after inner-city location. With its timeless architecture, refined layout, and premium setting in one of Calgary&rsquo;s most desirable communities, this home represents a rare opportunity to own a truly distinguished property in Upper Mount Royal. Additional Detailed plans and Selections are available to view in the Attachments