587-899-3773
justin@realtyaces.ca

327 9 Avenue NE
Calgary, Alberta

MLS # A2351710

$2,288,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,832 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	In Floor, Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle, Metal	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Composite Siding, Wood Frame	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Steam Room, Storage, Walk-In Closet(s)		
Inclusions:	Garage door openers with fobs. List of appliance package available. Ask listing agents.		

Welcome to this new build custom luxury home to be finished in early 2027. This 4 bedroom two story gem comes with a fully finished basement with meticulous specs, provides over 4,200 square feet of luxury space for inner city lifestyle. Located 5 minutes to the downtown core and surrounded by amazing restaurants and shops within a few steps, this contemporary home is located in a quiet street in Crescent Heights, one of the most desired neighbourhoods in the city. European craftsmanship in this home is noticeable from top to bottom. Every detail in this JT designed home was though of for the client that appreciates luxury. The three car garage is ready for your EV. This is a great opportunity to own a new home in Crescent Heights with all the bells and whistles.

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