

# \$3,800,000 - 1521 92 Avenue Sw, Calgary

MLS® #A2183655

## \$3,800,000

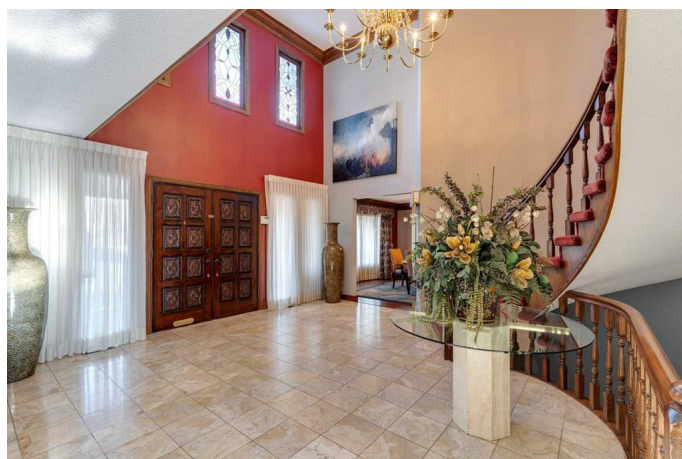
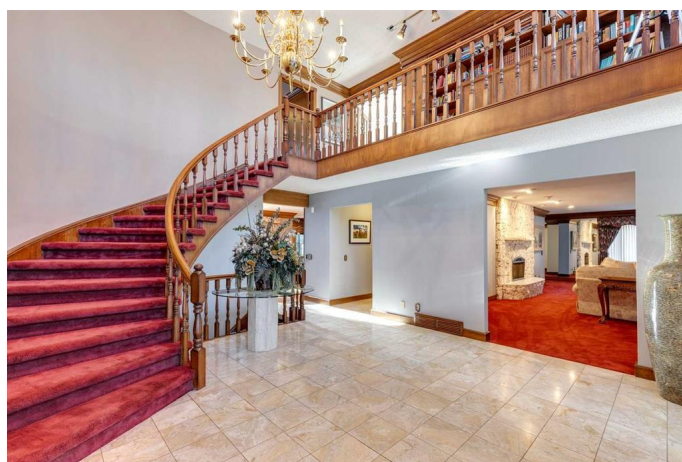
5 Bedroom, 9.00 Bathroom, 6,793 sqft  
Residential on 1.00 Acres

Pump Hill, Calgary, Alberta

Attention Builders and Developers! Situated on one of Calgary largest lots, this prime 43,486 +/- sq. ft (144 ft x 303 ft) private lot awaits! Located in highly desirable Pump Hill, the options are endless to build new on the lot or update the existing sprawling estate home. With over 10,264 sq. ft of living space on 3 levels, formal rooms throughout plus 5 bedrooms, 9 bathrooms, 7 fireplaces, the grandeur of this home is unmistakable. Open concept kitchen with granite counters and stainless steel "Ultra line" appliances. Indoor pool with gym area, sauna and 3 piece bath. 3 large bedrooms on the main each with ensuites plus 2 on the upper level also with ensuites, library and access to a large roof top patio. Fully developed lower level with family room with bar area, billiards room, media/theater area plus flex area which could be used as another bedroom. The private south facing yard with entertaining area, firepit and fireplace. Additionally, there is a 4 car heated garage and impressive circular drive way secured behind gates. Located in the heart of SW Calgary, this home is in close proximity to excellent schools, Glenmore Landing shopping center, Calgary JCC, and offers easy access to miles of picturesque walking and biking paths surrounding the Glenmore Reservoir.

Built in 1976

## Essential Information



MLS® #	A2183655
Price	\$3,800,000
Bedrooms	5
Bathrooms	9.00
Full Baths	6
Half Baths	3
Square Footage	6,793
Acres	1.00
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1521 92 Avenue Sw
Subdivision	Pump Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5C9

### Amenities

Parking Spaces	10
Parking	Concrete Driveway, Driveway, Heated Garage, Insulated, Oversized, Quad or More Attached
# of Garages	4

### Interior

Interior Features	Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Recreation Facilities, Sauna, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	7
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Level, Private, Rectangular Lot, Treed
Roof	Wood
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 16th, 2024
Days on Market	87
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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