



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**3241 Alfège Street SW
Calgary, Alberta**

MLS # A2301100

\$3,275,000



Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,546 sq.ft.	Age:	2026 (0 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Landscaped, Level, Rectangular Lot, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s)

Inclusions: none

A New Gorgouse build with Monogram homes is now available! Currently under construction and to be fully finished in late June. 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—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—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’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