



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1108 Bellevue Avenue SE
Calgary, Alberta

MLS # A2333799



\$1,980,000

Division:	Ramsay		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,097 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, See Re		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular L		

Heating:	Boiler, In Floor, Forced Air, Natural Gas, Wood, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Track Lighting, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	NONE		

Incredible city views from this RAMSAY HOME including the Calgary tower. A sanctuary of refined elegance awaits within this exceptional Ramsay residence, seamlessly blending architectural grandeur with modern living. Constructed with meticulous attention to detail, this detached house unfolds over three or more stories, presenting an expansive 3,097.2 square feet above grade complemented by 1,542.2 square feet finished below, creating a truly remarkable living experience. Three bedrooms grace the upper levels, alongside five bathrooms—four full and one half—with opulent touches such as two four-piece ensuite baths and one luxurious six-piece ensuite bath. An open floorplan flows effortlessly, highlighted by hardwood, ceramic tile, carpet, and stone flooring, while natural woodwork and crown molding contribute to an atmosphere of timeless sophistication. Culinary pursuits flourish within the kitchen, boasting granite counters, a kitchen island, and ample storage including a pantry. Entertain with ease within the living room, adorned with a wood burning fireplace, or unwind with friends in the recreation room featuring another wood burning fireplace. Below grade, discover a finished lower level walkout providing additional living space, complete with its own wet bar and multiple laundry locations with sink and upper level access. A triple attached garage provides secure parking for five vehicles, ensuring convenience and peace of mind. Outside, discover a meticulously landscaped rectangular lot spanning 4,855 square feet, enhanced by patio, deck, front porch, rooftop patio, awning(s), balcony(s), yard lights, and private backyard—perfect for enjoying Calgary’s vibrant seasons. With community amenities such as parks, playgrounds, schools, shopping, sidewalks, street lights, and tennis courts nearby, this residence offers a rare

opportunity to experience luxury living within a desirable Ramsay neighborhood. You could not build this quality of this home with this type of lot at the price being offered.