

# \$1,649,000 - 1424 Premier Way Sw, Calgary

MLS® #A2199875

**\$1,649,000**

3 Bedroom, 2.00 Bathroom, 1,777 sqft  
Residential on 0.20 Acres

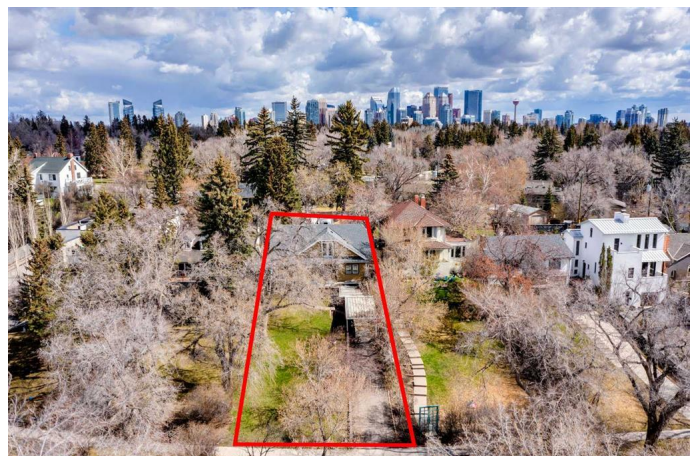
Upper Mount Royal, Calgary, Alberta

Realize your dreams and take advantage of the most affordable detached home in the affluent neighbourhood of Upper Mount Royal! This original home, located on a 50' x 186' (9,300 sq ft) lot is prime for renovation or construct your perfect home. The current house is 1.5 story with 3 bedrooms and 2 bathrooms. There is the potential for 2,300 of finished living space with the current floor plan. The single attached garage could also be converted into usable space. The main floor combines the main living areas with a central kitchen and 3 pc bath with clawfoot tub. On the upper level are 3 bedrooms and a 3 pc bath. The partially finished basement is ready for your ideas. Enjoy outdoor living on the SW facing front deck off the dining area, perfect for dining alfresco and on the back deck open to the large backyard. The location is ideal for families and professionals. Steps to the Marda Loop Community Association with outdoor pool, tennis courts and large park. Walking distance to the shoppes and restaurants of 17th Ave. Quick Access to the Glencoe Club, Downtown, University of Calgary and Mount Royal University. Close to all amenities, private, public and catholic schools.

Built in 1929

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2199875    |
| Price  | \$1,649,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,777             |
| Acres          | 0.20              |
| Year Built     | 1929              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1424 Premier Way Sw |
| Subdivision | Upper Mount Royal   |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2T1L9              |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Parking Spaces | 5                                                         |
| Parking        | Driveway, Front Drive, Off Street, Single Garage Attached |
| # of Garages   | 1                                                         |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | Breakfast Bar, Recessed Lighting, Storage             |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Window Coverings |
| Heating           | Forced Air                                            |
| Cooling           | None                                                  |
| Fireplace         | Yes                                                   |
| # of Fireplaces   | 1                                                     |
| Fireplaces        | Living Room, Mantle, Wood Burning                     |
| Has Basement      | Yes                                                   |
| Basement          | Full, Partially Finished                              |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                          |

|              |                                |
|--------------|--------------------------------|
| Construction | Stone, Wood Frame, Wood Siding |
| Foundation   | Block                          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 57              |
| Zoning         | R-CG            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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