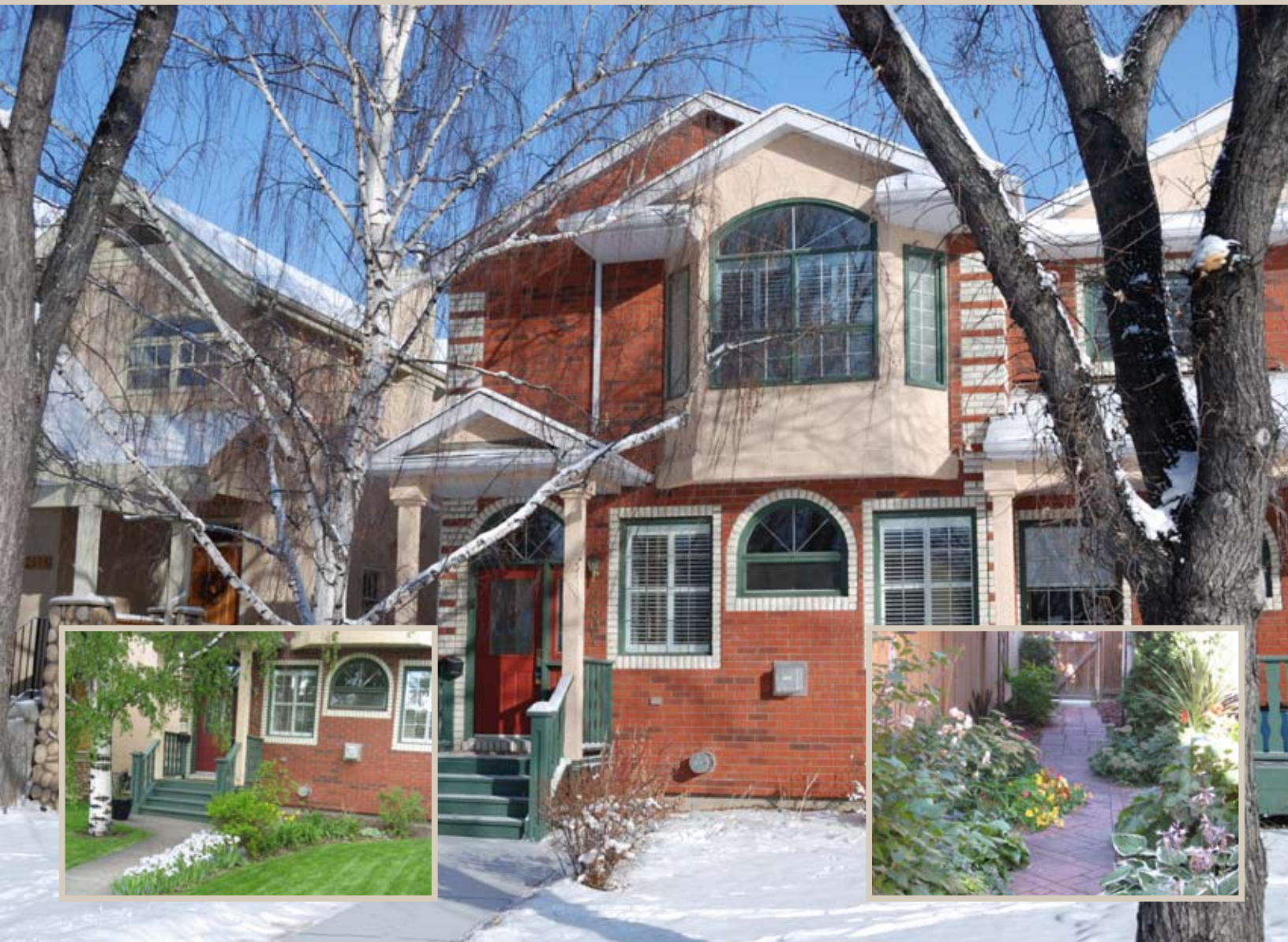


2604 – 4th Avenue N.W.



Charming, custom designed home with outstanding finishing details located on a quiet tree-lined street minutes from river pathways, downtown offices, and the University.



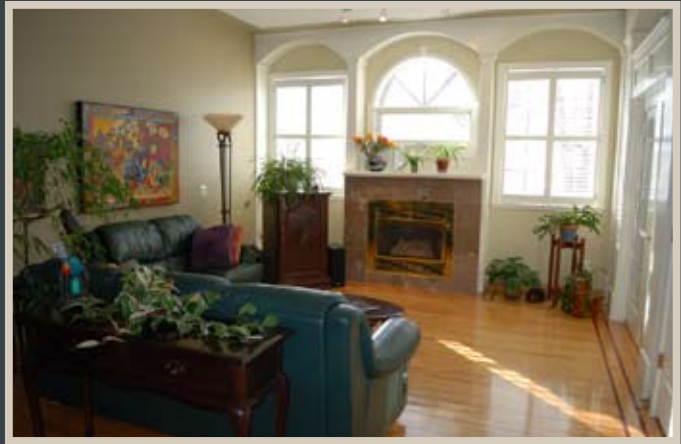
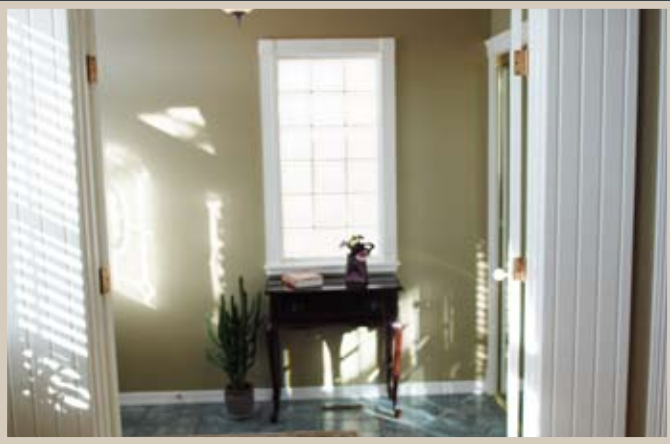
*Ellyn Mendham &
Tom Westcott*
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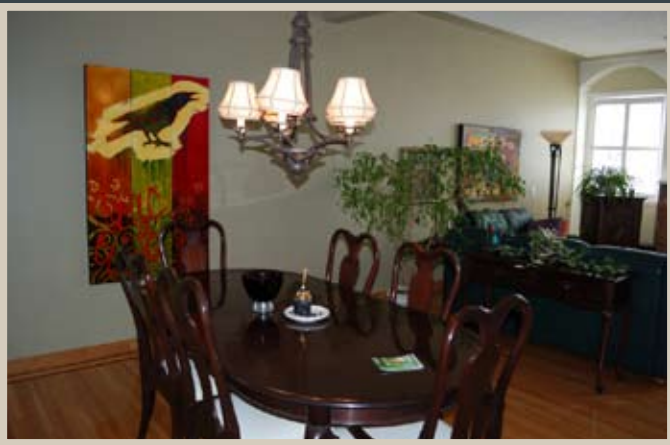
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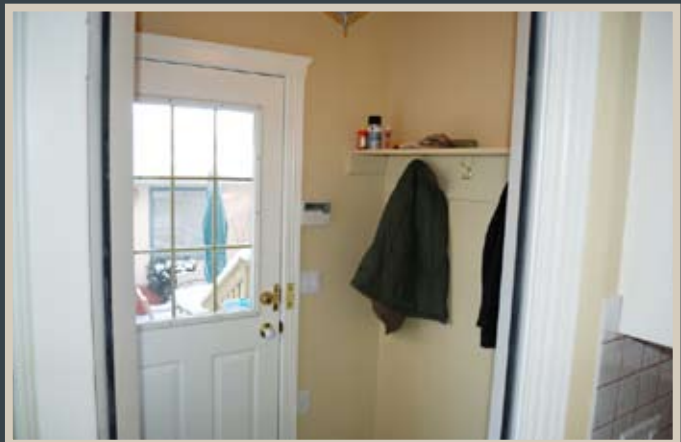




Welcome guests in the spacious foyer, enclosed by glass on 3 sides (note the lily design On doors & sidelight). The living room is flooded with south light from a wall of windows.



You'll love to entertain in this gracious dining room. Note the wall & ceiling moldings, and the two classic built-in niches which add a formal flair to the room.



2604 – 4th Avenue N.W.



The spacious master bedroom is fit for a king – and his queen! Cathedral ceilings, big bay window, luxurious ensuite with double jetted tub and separate shower, and a walk-in closet.



The final extra you'll find in this house is the fully finished basement. There's a big rec room with built-ins for your TV and stereo, plus a separate wet bar. You'll also find a guest bedroom, 3 piece bath, storage and a wine room.



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<i>Address</i>	<i>2604 - 4th Avenue NW</i>			<i>Price</i>	\$589,900
<i>District</i>	<i>West Hillhurst 410</i>			<i>Mortgage</i>	<i>T.A.C.T.</i>
<i>Salesperson</i>	<i>Ellyn Mendham & Tom Westcott</i>				
<i>Phone</i>	403 259 4141				
Lot	28' X 120'	Ext Fin	Stucco/Brick	<i>RPR / Year</i>	1996
Landscap	Yes	Heating	1F-A	<i>Compliance / Yr</i>	1996
Fenced	Yes	Flooring	Crpt / Cer / Hdwd	<i>Zoning</i>	R-2
Style	Two Storey	Home Size	172.2m2 (1854sf)	<i>Taxes 2008</i>	\$3,098
Age	1995	Fireplace	2 - Gas	<i>L. I. Levy</i>	None Noted
Living Rm	16'10" X 13'11"	Rec. Rm	20'7" X 19'1"	<i>Rooms</i>	6/3
Dining Rm	11'11" X 10'7"	Laundry	Second Floor	<i>Possession</i>	30 Days / Negotiable
Kitchen	12'5" X 10'2"				
Nook	12'5" X 9'10"				

Bathrooms 3.5 Ensuite - 4pce, Main -4 pce, Lower - 3pce, Powder Room - 2
Bedrooms 3 + 1, Master (15'10"x12'10"), 2nd (11'7"x9'10"), 3rd (11'7"x9'9")
Basement Full, developed - Rec Room, Bedroom (11'9"x9'3"), Bath - 3pce, Storage, Wine Room
Garage Double Detached
Included Refrigerator, Built-in Oven, Built-in Microwave, Gas Stovetop, Built-in Dishwasher, Hoodfan, Garburator, Alarm System Hardware, Garage Door Opener & 2 Controls, Washer & Dryer, All Window Coverings, Water Softener, Vacuum System & Attachments. **EXCLUDE DR Chandelier**
Remarks Truly **GORGEOUS** custom designed home features **10 CEILINGS**, welcoming separate foyer (closed off by French doors), oak **HARDWOOD** floors with mahogany inlay, amazing ceiling moldings in the dining room, great eat-in kitchen has **GRANITE** counter tops and 7 appliances including a gas cook top, plus walk-in pantry. Separate mud room at the back leads to a **BEAUTIFULLY LANDSCAPED** private rear **COURTYARD**. Upstairs you'll find the spacious **MASTER SUITE** with **SPA-LIKE BATH** (including a double jetted tub and separate shower) and walk-in closet. Two other bedrooms, a full bath, and convenient **UPPER LEVEL LAUNDRY** complete this level. The basement is **FULLY DEVELOPED** with a big rec room with oak built-ins and wet bar, 4th bedroom and 3 piece guest bath, plus storage and a wine room! There's a detached double rear garage too. Great location on a quiet tree-lined street offering easy access to river pathways, downtown offices, and the university.

Owner **K. & J. Leier** Appointments **Lister** Leni **CBS**

Listed by: **RE/MAX Realty Professionals**

Deposits to Listing Company - Listing company to do Conveyancing

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.



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Tom Westcott*
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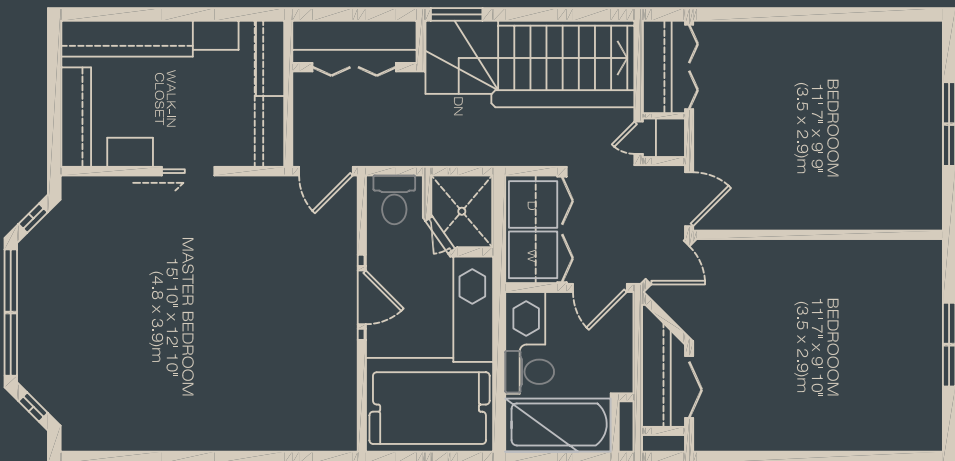
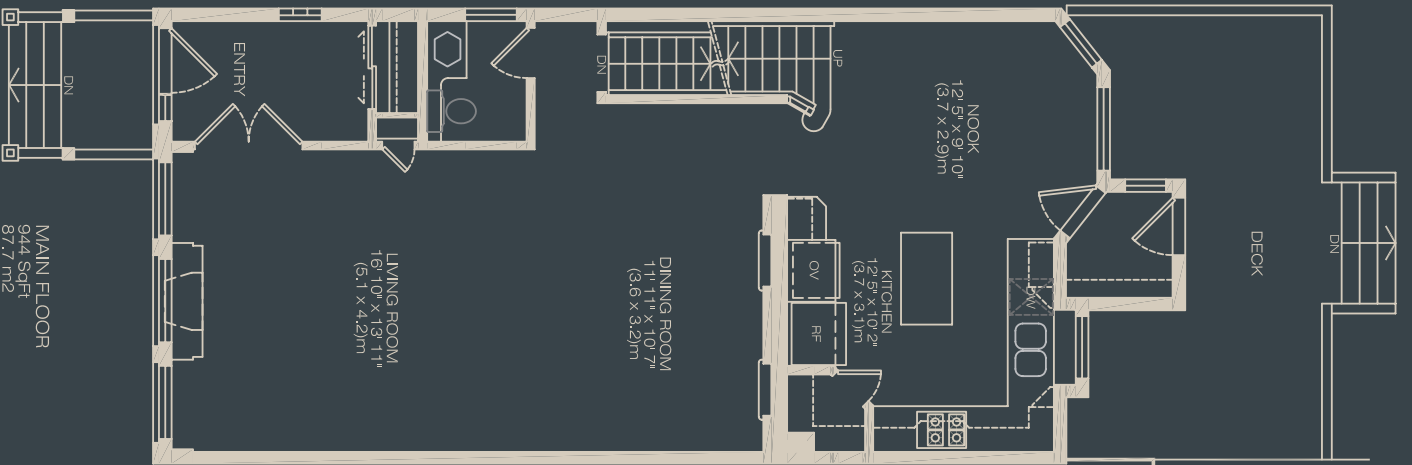
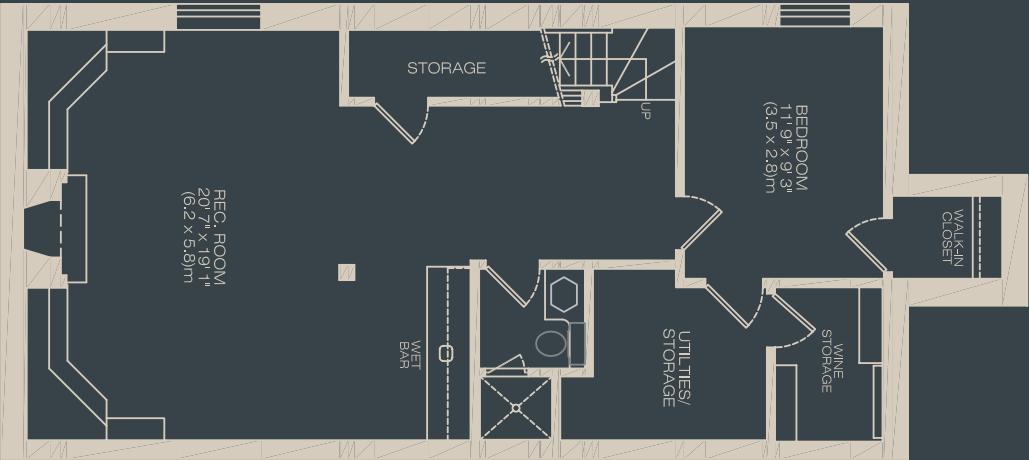


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PREPARED FOR
 ELLYN MENDHAM &
 TOM WESTCOTT
 (RE/MAX PROFESSIONALS)



TOTAL FLOOR AREA
 (M/F + U/F)
 1854 SqFt
 172.2 m2



BASEMENT
 (Developed)
 651 SqFt
 60.5 m2

2604 4 Ave.
 N.W. Calgary

MAIN FLOOR
 944 SqFt
 87.7 m2

UPPER FLOOR
 910 SqFt
 84.5 m2

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