

# \$3,199,900 - 3207 Alfege Street Sw, Calgary

MLS® #A2220632

**\$3,199,900**

4 Bedroom, 5.00 Bathroom, 2,971 sqft

Residential on 0.11 Acres

Upper Mount Royal, Calgary, Alberta

Sen Homes & Design presents a stunning new estate home in the prestigious community of Upper Mount Royal, crafted to the highest standards and ready for occupancy by the end of July 2025. Offering over 4,500 sq.ft. of meticulously developed living space, this home features three spacious upstairs bedrooms, each with walk-in closets and luxurious en-suites equipped with heated floors; the primary suite includes a steam shower and dedicated makeup counter. The main floor is thoughtfully designed with a custom mudroom, butler's pantry, private office, formal dining room, and an open-concept kitchen and living area. White oak hardwood flooring spans the main and upper levels, with hardwood accents continuing into the basement. Premium finishes include solid core doors and extensive custom millwork such as office built-ins and a coffee station in the primary suite. The fully developed lower level boasts a gym, an additional bedroom, a full bathroom, and a generous recreation area complete with a wet bar. Noteworthy highlights include European-style black-framed tilt-and-turn windows, in-floor heating in the basement, elegant architectural arches, and more. Situated on a quiet, tree-lined street with a sunny west-facing backyard, the outdoor space includes a large deck with two gas lines (for BBQ and fire table/heater) and an oversized double garage that will be insulated, drywalled, and painted—this home is the epitome of luxury and function in one of



Calgary’s most sought-after neighborhoods.

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2220632    |
| Price          | \$3,199,900 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,971       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3207 Alfege Street Sw |
| Subdivision | Upper Mount Royal     |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2T 3S4               |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)                                     |
| Appliances        | Dishwasher, Refrigerator, Bar Fridge, Built-In Oven, Dryer, Gas Cooktop, Microwave, Washer |
| Heating           | Forced Air   |
| Cooling           | Rough-In   |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | See Remarks                     |
| Roof              | Asphalt Shingle                 |
| Construction      | Wood Frame, See Remarks, Stucco |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 109            |
| Zoning         | R-CG           |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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