# \$3,250,000 - 3207 Alfege Street Sw, Calgary

MLS® #A2264060

# \$3,250,000

4 Bedroom, 5.00 Bathroom, 2,971 sqft Residential on 0.11 Acres

Upper Mount Royal, Calgary, Alberta

Sen Homes presents a stunning new estate home in the prestigious community of Upper Mount Royal, crafted to the highest standards and ready for occupancy. WITH 4,383 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, smart strand silk carpet and a generous recreation area complete with a stunning wet bar. Noteworthy highlights include European-style black-framed tilt-and-turn windows, in-floor heating in the basement, elegant architectural arches, updated hardware throughout, 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 is insulated, drywalled, painted, & heatedâ€"this home is the epitome of luxury and function in one of







Calgary's most sought-after neighborhoods.

#### Built in 2025

#### **Essential Information**

MLS® # A2264060 Price \$3,250,000

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 Alley Access, Double Garage Detached, Heated Garage, Insulated

# of Garages 2

### Interior

Interior Features Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Bar

Fridge

Heating Forced Air
Cooling Rough-In

Fireplace Yes

# of Fireplaces

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description See Remarks

Roof Asphalt Shingle

Construction Stucco, Wood Frame, See Remarks

Foundation Poured Concrete

# **Additional Information**

Date Listed October 17th, 2025

Days on Market 1

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX Realty Professionals

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