



**GRASSROOTS**  
REALTY GROUP

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**1659 St Andrews Place NW**  
**Calgary, Alberta**

**MLS # A2258690**



**\$1,350,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | St Andrews Heights                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | Bungalow                                                                |               |                   |
| <b>Size:</b>     | 1,770 sq.ft.                                                            | <b>Age:</b>   | 1959 (67 yrs old) |
| <b>Beds:</b>     | 5                                                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Driveway, Garage Faces Front, Heated Garage, Single Garage Attached     |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Backs on to Park/Green Space, Garden, Landscaped, |               |                   |

|                    |                                                                                                                             |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Boiler, In Floor, Natural Gas, Radiant                                                                                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Cork, Hardwood, Tile                                                                                                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                                                                                                                | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Storage |                   |      |

**Inclusions:** Washer (second), Dryer (second), Basement Fridge and Freezer

Perched proudly atop a quiet hill on one of the most desirable streets in St. Andrews Heights, 1659 St. Andrew's Place NW presents a truly exceptional real estate offering. This expansive bungalow spans nearly 1800 square feet, includes a fully finished basement and features stunning views of downtown Calgary right from the front window. The kitchen is a true centerpiece, featuring granite countertops, heated floors, and abundant cabinetry and storage, making it as practical as it is inviting. The thoughtfully designed layout includes a total of five bedrooms and three and a half bathrooms, highlighted by a spacious primary retreat with a large ensuite featuring a luxurious soaker tub—the perfect place to unwind at the end of the day. The second large bedroom on the main floor features a convenient half bathroom en-suite, while another full bathroom completes the main floor. A gas fireplace anchors the main living area upstairs, creating a warm and welcoming focal point with large windows throughout the home that flood the interior with natural light and frame the impressive city skyline. A second gas fireplace in the basement living space adds comfort and versatility for relaxed evenings, entertaining, or extended family use. New carpet in the basement gives the space a fresh feel with 3 large bedrooms and another full bathroom complete the home. The home also features a single car heated attached garage. Updated throughout, this home blends classic bungalow charm with modern comfort and functionality. Recent upgrades include a new roof (2024), new hot water tank (2024), and a new back deck (2023)—ideal for outdoor entertaining or quiet relaxation. The main floor features hardwood, tile and cork flooring, while the basement has been refreshed with new carpet, offering comfort and durability across both levels. Whether you

choose to enjoy the home as it is, further customize it to your personal taste, or take advantage of the premium elevated lot to build your dream home, the possibilities here are exceptional. The location is equally compelling&mdash;peaceful and private, yet just minutes from downtown, steps from the Foothills Hospital, the University of Calgary, the University District shopping and entertainment district, top schools, parks, and river pathways. Call your favourite Realtor today to book your showing!