



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**826 23 Avenue, Calgary T2G1N8**

MLS® #: **A2087902**

Area: **Ramsay**

Listing Date: **03/26/24**

List Price: **\$1,120,000**

Status: **Pending**

County: **Calgary**

Change: **-\$19k, 17-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,755 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,747**

Low Sqft:

Ttl Sqft: **1,747**

DOM

**52**

Layout

Beds: **4 (3 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Private,Rectangular Lot  
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Private Entrance,Private Yard,Storage**

Construction: **Brick,Composite Siding**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>5`0" x 4`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>17`1" x 12`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`11" x 14`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`9" x 10`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`1" x 1`10"</b>	<b>Mud Room</b>	<b>Main</b>	<b>9`10" x 4`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`11" x 11`4"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>9`5" x 5`3"</b>
<b>6pc Ensuite bath</b>	<b>Upper</b>	<b>12`2" x 10`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 10`10"</b>

Bedroom	Upper	11`5" x 10`3"	5pc Bathroom	Upper	5`5" x 6`6"
Laundry	Upper	4`10" x 2`9"	Game Room	Lower	24`11" x 15`1"
Bedroom	Lower	11`2" x 10`3"	3pc Bathroom	Lower	8`3" x 5`1"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R-C2	
Legal Desc:	4662R	Remarks

Pub Rmks:	<p><b>DETACHED</b> New York inspired brownstone in the charming neighborhood of Ramsay. <b>UNIQUE</b> development by boutique developer, Icon Design and Development, this home is a showstopper! Stunning architecture combined with Studio Felix’s impeccable interior design choices. This custom residence stands out from the crowd with bold colours, distinctive custom cabinetry, Kulu windows (European tilt and turn technology), main floor &amp; basement bars, custom dining nook, solid core doors, and even an inviting front porch roughed in for gas heaters. Many upgrades throughout including designer tiles &amp; lighting, curved staircase, steam shower, engineered hardwood flooring, ICF foundation, basement hydronic floor heat, and so much more! Entertain in style with a great open floor plan and easy access to the private backyard with large deck, natural gas line, and lush grass (landscaping is already completed!!). Amazing location - walk to local breweries, cafes, Crossroads Market, Inglewood, Stampede, downtown, and the river. This is the dream home you’ve been wanting in one of the best inner city areas.</p>				
Inclusions:	N/A				
Property Listed By:	CIR REALTY				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













