



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**431 10 Street, Calgary T2E 4M2**

MLS®#: **A2092379**

Area: **Bridgeland/Riverside**

Listing Date: **11/10/23**

List Price: **\$1,125,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**2,151**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**2,151**

Lot Information

Lot Sz Ar:

**4,896 sqft**

Lot Shape:

DOM

**191**

Layout

Beds:

**4 (3 1 )**

Baths:

**4.5 (4 1)**

Style:

**3 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Backs on to Park/Green Space**

**Double Garage Detached**

Utilities and Features

Roof: **Membrane,See Remarks**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other,Playground,Private Yard**

Construction:

**Wood Frame**

Flooring:

**Ceramic Tile,Hardwood,See Remarks**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Dryer,Induction Cooktop,Microwave,Range Hood,Washer**

Int Feat:

**See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Family Room</b>	<b>Main</b>	<b>12`4" x 10`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`11" x 11`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`2" x 16`5"</b>
<b>Laundry</b>	<b>Second</b>	<b>10`0" x 7`0"</b>
<b>5pc Ensuite bath</b>	<b>Third</b>	<b>0`0" x 0`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>12`6" x 18`4"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 10`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 15`3"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>17`8" x 16`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 11`11"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>

Title:  
**Fee Simple**

Zoning:  
**RC-2**

Legal Desc: **2965X**

Remarks

Pub Rmks: **Luxurious 3-Story Bridgeland Gem with Unmatched Style and Functionality** Nestled in the heart of the vibrant Bridgeland community, this brand-new, fully developed 3-story home offers a harmonious blend of style, luxury, and functionality. Situated in an enviable location, this stunning property backs onto the picturesque Felker park and playground, providing a serene backdrop and ensuring peace and tranquility within an urban setting. With over 2800 square feet of meticulously crafted living space, this residence promises an unparalleled living experience for the discerning homeowner. Possession Summer 2024, This is your opportunity to be a part of the process of your new home.

Inclusions:  
Property Listed By: **None**  
**REAL BROKER**

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



