



THE
A-TEAM

**RE/MAX
FIRST**

1904 50 Avenue, Calgary T2T2W2

MLS®#: **A2101827**

Area: **Altadore**

Listing Date: **01/16/24**

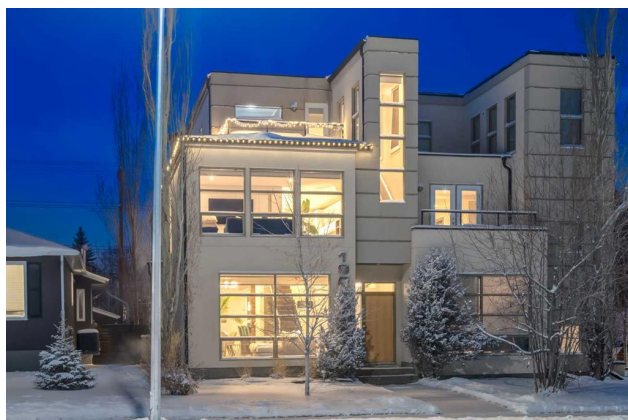
List Price: **\$1,199,888**

Status: **Active**

County: **Calgary**

Change: **-\$49k, 18-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,870

Year Built:

2007

Low Sqft:

Ttl Sqft:

2,870

Lot Information

Lot Sz Ar:

3,466 sqft

Lot Shape:

DOM

124

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 and Half

Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Landscaped

Alley Access,Double Garage Detached,Garage Door Opener

Utilities and Features

Roof: **Rubber**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Private Yard**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Microwave,Oven-Built-In,Washer/Dryer,Window Coverings,Wine Refrigerator

Int Feat:

Bar,Bookcases,Built-in Features,Chandelier,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound

Utilities:

Natural Gas Connected,Water Connected

Room Information

Room

6pc Ensuite bath

Walk-In Closet

Bedroom

Family Room

5pc Bathroom

Bedroom

Level

Third

Third

Second

Second

Basement

Basement

Dimensions

18`2" x 18`2"

8`5" x 8`0"

10`7" x 13`5"

20`3" x 18`2"

9`6" x 5`0"

18`10" x 13`9"

Room

Bedroom - Primary

4pc Bathroom

Bedroom

Laundry

Bedroom

Balcony

Level

Third

Second

Second

Second

Basement

Third

Dimensions

16`2" x 16`0"

5`0" x 9`4"

10`11" x 14`0"

8`5" x 6`5"

12`11" x 14`1"

12`8" x 5`10"

2pc Bathroom
Family Room
Living Room

Main
Main
Main

5`2" x 5`6"
10`5" x 19`8"
20`2" x 16`5"

Dining Room
Kitchen
Mud Room

Legal/Tax/Financial

Main
Main
Main

10`7" x 13`1"
9`8" x 20`6"
10`11" x 7`7"

Title:
Fee Simple
Legal Desc:

2768X

Zoning:
R-C2

Remarks

Pub Rmks:

A massive open concept main floor includes a great living room, elegant dining room with a soaring 2-storey stone feature fireplace wall and statement chandelier leading into another large dining area perfect for a kitchen nook right into an expansive chef's kitchen with book matched Makassar Ebony cabinetry, quartz countertops, premium appliances including WOLF gas range, integrated SUB ZERO refrigerator, built in wall oven and microwave. Finishing off the main floor is an oversized mudroom with built in shelving and closets. Up the glass staircase to the 2nd level, a sleek computer station & spacious rec room with surround sound, two large bedrooms, a full bathroom and laundry room. Up to the 3rd floor, the primary retreat is an oasis of luxury, spacious bedroom with a well-appointed walk in closet and a massive luxury ensuite bathroom with granite countertops, dual vanities, soaker tub and massive 3 shower head steam shower along with a private landing and balcony. Fully finished basement includes two large bedrooms and another full bath. Backyard is private and fenced with a deck, outdoor fireplace, pergola leading to the double detached garage with an attached shed. This luxuriously updated and very well cared for home was built by SAM Award-winning builder Creative Innovations & Designs Inc. This home offers exceptional modern and sleek craftsmanship, all cabinetry is upgraded and all closets contain built in organizers. Expenses were not spared! Check out the pictures, video and virtual tour! This is a can't miss!!! OPEN HOUSE - SATURDAY MAY 4TH 1-3PM

Inclusions:
Property Listed By:

N/A
RE/MAX iRealty Innovations

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

