



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**471 34 Avenue, Calgary T2E 2J8**

MLS®#: **A2109151**

Area: **Highland Park**

Listing Date: **02/20/24**

List Price: **\$619,900**

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:

**1,619**

Year Built:

**2014**

Low Sqft:

Ttl Sqft:

**1,619**

Lot Information

Lot Sz Ar:

**2,927 sqft**

Lot Shape:

DOM

**89**

Layout

Beds:

**3 (3 )**

Baths:

**3.0 (2 2)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

**Back Yard**

Park Feat:

**Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**

Int Feat:

**Kitchen Island,No Animal Home,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`8" x 17`10"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`1" x 6`6"</b>
<b>Office</b>	<b>Main</b>	<b>5`9" x 7`3"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>11`7" x 8`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`3" x 10`5"</b>
<b>Laundry</b>	<b>Upper</b>	<b>4`11" x 5`0"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>11`1" x 5`8"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`8" x 10`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`1" x 5`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 15`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>18`5" x 6`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`7" x 12`2"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`3" x 8`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`4" x 17`11"</b>

Game Room  
2pc Bathroom

Basement  
Basement

10`10" x 15`4"  
5`1" x 4`0"

Entrance  
  
Legal/Tax/Financial

Basement

7`3" x 6`3"

Title:  
**Fee Simple**  
Legal Desc:

**0815550**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**OPEM HOUSE SUN 12 to 3PM - Welcome Home to This 3 Bedroom 2 Full & 2 Half Baths Family Home boasts over 1775 sq.ft of livable space offering 9' Ceilings throughout Main & Upper Levels. A Bright Living Room w/ Gas Fireplace opens to the Dining Room. Gorgeous quartz counters with Maple Kitchen cabinets, the main floor also comes with large, covered balcony. The Upstairs features 3 Spacious Bedrooms, 2 Full Baths & Laundry Room. A Large Master Bedroom w/ 3 pc Ensuite & Walk-in Closet, 2 more good size bedrooms and full washroom. Developed Walkout Basement w/ Large Recreational Room, Half Bath, Storage & Access to Single Garage. Close to schools, shopping and all amenities. Book a showing today to view this lovely home to get the full experience of all it has to offer or visit the 3D Tour..  
Inclusions:  
Property Listed By:**

**N/A  
AMG Realty**

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



















