



THE
A-TEAM

**RE/MAX
FIRST**

1025 2 Avenue, Calgary t2n 0e8

MLS®#: **A2113734**

Area: **Sunnyside**

Listing Date: **03/10/24**

List Price: **\$1,105,000**

Status: **Active**

County: **Calgary**

Change: **-\$45k, 17-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar: **3,003 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,929**
Low Sqft:
Ttl Sqft: **1,929**

DOM

67

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Natural Gas**
Sewer:
Ext Feat: **Lighting,Playground,Private Yard**

Construction: **Concrete,Stucco**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsm: **Poured Concrete**
Kitchen Appl: **Built-In Gas Range,Central Air Conditioner,Dishwasher,Garage Control(s),Oven-Built-In,Refrigerator,Washer/Dryer**
Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Kitchen Island,Walk-In Closet(s),Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions
Office	Main	9`0" x 8`0"
Dining Room	Main	11`9" x 10`0"
Kitchen	Main	16`0" x 16`0"
5pc Ensuite bath	Upper	1`0" x 0`0"
Bedroom	Upper	12`6" x 9`0"
Family Room	Lower	14`6" x 14`6"
3pc Bathroom	Lower	

Room	Level	Dimensions
Living Room	Main	12`0" x 18`0"
2pc Bathroom	Main	
Bedroom - Primary	Upper	16`0" x 12`0"
3pc Bathroom	Upper	
Bedroom	Upper	13`4" x 11`6"
Kitchenette	Lower	9`6" x 8`1"
Bedroom	Lower	14`6" x 10`10"

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG d72

24480

Remarks

Pub Rmks: **Introducing a luxurious urban oasis! Immerse yourself in the epitome of inner city living with an unbeatable location right beside a picturesque park. This extraordinary custom contemporary 2-storey home boasts 4 bedrooms and 3.5 bathrooms, designed to impress even the most discerning individuals. As you step inside, be captivated by the seamless open floor plan, accentuated by a stunning custom see-through brick fireplace, elegantly dividing the living area and office space. Revel in the timeless beauty of hardwood flooring throughout, leading you to a spacious dining area that seamlessly flows into the expansive kitchen. Indulge in culinary delights with top-of-the-line custom appliances, a magnificent waterfall island, and luxurious quartz countertops. Ample cabinet space ensures all your storage needs are met. The upper floor is a sight to behold, showcasing a grand master bedroom with breathtaking downtown views. Enjoy the cozy ambiance of your private fireplace, while the walk-in closet offers ample space for your wardrobe. Pamper yourself in the exquisite 5-piece ensuite, complete with luxurious finishes. Additionally, two more generously sized bedrooms, a convenient laundry area, and a sleek 3-piece bathroom grace this level. Discover endless entertainment possibilities in the fully finished lower level, featuring a state-of-the-art theatre area and a stylish wet bar. A fourth bedroom and a contemporary 3-piece bathroom provide a comfortable retreat for guests or family members. Step outside to the meticulously landscaped backyard, complete with a spacious deck that leads to the double garage. Convenience is at your doorstep, with downtown, the river, and the vibrant Kensington neighbourhood just a short stroll away. Don't miss this exceptional opportunity to embrace the ultimate urban lifestyle.**

Inclusions:
Property Listed By: **NA
Real Broker**

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









