



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1721B 1 Avenue, Calgary T2N 0B2**

MLS® #: **A2115433**

Area: **Hillhurst**

Listing Date: **03/19/24**

List Price: **\$849,900**

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:

**1,401**

Year Built:

**2009**

Low Sqft:

Ttl Sqft:

**1,401**

Lot Information

Lot Sz Ar:

**6,749 sqft**

Lot Shape:

DOM

**61**

Layout

Beds:

**1 (1 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

**Back Lane,Back Yard,Front Yard,Lawn,Interior Lot,Landscaped,Level,Street Lighting,Private,Rectangular Lot,Treed**

Park Feat:

**Double Garage Detached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor Roughed-In,Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

**Cement Fiber Board,Manufactured Floor**

**Joist,Stone,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Humidifier,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat: **Bookcases,Built-in Features,Central Vacuum,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room

**Foyer**

**Kitchen With Eating Area**

**Family Room**

**Bedroom - Primary**

Level

**Main**

**Main**

**Main**

**Second**

Dimensions

**6`11" x 5`5"**

**14`4" x 12`8"**

**18`11" x 11`0"**

**14`0" x 14`0"**

Room

**Dining Room**

**Pantry**

**2pc Bathroom**

**Walk-In Closet**

Level

**Main**

**Main**

**Main**

**Second**

Dimensions

**19`5" x 10`5"**

**3`11" x 3`11"**

**6`11" x 4`5"**

**7`11" x 4`5"**

6pc Ensuite bath  
Family Room  
3pc Bathroom  
Storage

Second  
Basement  
Basement  
Basement

14`11" x 9`11"  
20`0" x 13`11"  
8`7" x 7`11"  
7`11" x 6`10"

Laundry  
Game Room  
Furnace/Utility Room

Second  
Basement  
Basement

5`1" x 4`3"  
18`0" x 12`6"  
10`0" x 8`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

2311087

Zoning:  
**DC (pre 1P2007)**

Remarks

Pub Rmks:

Nestled along one of Hillhurst's most favoured streets, this distinctive, tailor-made residence beckons its fortunate new residents. Its charming exterior captivates with a welcoming front veranda leading to a tiled entryway with a convenient walk-in closet. Discover the choice between a formal dining room or living area, complemented by a two-piece bathroom. Ascend to the heart of the home, a two-storey vaulted great room offering a bespoke kitchen featuring a walk-in pantry and central island. Sunlight dances through a stained glass mosaic depicting the iconic NYC skyline, infusing the space with warmth and character. Step through patio doors onto a south-facing deck, leading to a serene concrete patio and access to the insulated, dry-walled garage. Upstairs, the primary bedroom awaits with a generous walk-in closet and a luxurious six-piece ensuite offering dual sinks, a shower with body wash feature, and an indulgent soaker tub. Conveniently adjacent, find the laundry room. The lower level is fully developed with a spacious family room, games area, and another full bathroom. Extras include air conditioning and rough-in for in-floor heating. Enjoy the convenience of residing in a sought-after community and being within walking distance of Riley Park, Kensington's vibrant amenities, all levels of schools, shopping, downtown, public transit, and the Bow River pathway system.

Inclusions:  
Property Listed By:

-  
**RE/MAX Real Estate (Central)**

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



















