



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)

City/Town:

Calgary

Year Built:

2009

Lot Information

Lot Sz Ar:

6,749 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

1,401

Low Sqft:

Ttl Sqft:

1,401

DOM

61

Layout

Beds:

1 (1)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

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

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	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`11" x 5`5"	Dining Room	Main	19`5" x 10`5"
Kitchen With Eating Area	Main	14`4" x 12`8"	Pantry	Main	3`11" x 3`11"
Family Room	Main	18`11" x 11`0"	2pc Bathroom	Main	6`11" x 4`5"
Bedroom - Primary	Second	14`0" x 14`0"	Walk-In Closet	Second	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











