



THE
A-TEAM

**RE/MAX
FIRST**

736 22 Avenue, Calgary T2M1N9

MLS®#: **A2115474**

Area: **Mount Pleasant**

Listing Date: **03/17/24**

List Price: **\$1,199,500**

Status: **Active**

County: **Calgary**

Change: **+\$100k, 17-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,982

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,982

Lot Information

Lot Sz Ar:

3,000 sqft

Lot Shape:

25x120

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Rectangular Lot
Double Garage Detached**

DOM

63

Layout

Beds:

7 (3 4)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground,Private Entrance**

Construction:

Brick,Concrete

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Washer/Dryer

Int Feat:

Built-in Features,Kitchen Island,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`6"
Kitchen	Main	18`4" x 13`3"
Bedroom	Upper	11`8" x 11`7"
Laundry	Upper	5`7" x 8`2"
5pc Ensuite bath	Upper	15`7" x 8`2"
Bedroom	Basement	9`3" x 9`3"
Bedroom	Basement	10`9" x 9`3"
Living/Dining Room Combination	Basement	10`8" x 10`4"
Living Room	Main	15`0" x 14`8"

Room	Level	Dimensions
3pc Bathroom	Basement	7`3" x 7`3"
Bedroom - Primary	Upper	15`1" x 14`3"
Bedroom	Upper	12`1" x 13`6"
3pc Bathroom	Upper	8`6" x 7`6"
Dining Room	Main	11`6" x 15`5"
Bedroom	Basement	11`10" x 12`3"
Bedroom	Basement	12`8" x 13`9"
Mud Room	Main	8`7" x 5`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

29340

Remarks

Pub Rmks: **PRESALE OPPORTUNITY--- SECONDARY LEGAL basement suite with 3 Bedrooms. In total 6 bedrooms & 4 bathrooms & double garage. This brand-new SEMI-DETACHED INFILL around 3165 sq ft of living space in the peaceful Mount Pleasant neighborhood south backyard. Inside, the main floor is open and spacious, 10 ft ceiling with natural light shining through windows all day long across the welcoming front foyer w/ a built-in bench and a lovely dedicated dining area, Quartz countertops, custom cabinetry, built-in pantry makes everyday cooking easy and convenient. An oversized central island, stainless steel appliances, patio door, gas fireplace, elegant powder room, and the spacious mudroom w/ tile flooring and full-wall built-in bench w/ hooks completes the main floor level. In Upper floor, the master suite enjoys a vaulted ceiling and large walk-in closet w/ built-in shelving, while the En suite features a barn door entrance, heated floors, a free-standing tub, a fully tiled STEAM shower w/ bench and quartz counters. The upper floor also includes two big size bedrooms and full 4 Pc bathroom, a full laundry room. But that's not all! This property also features a 3 bedrooms LEGAL basement suite with rental income potential, providing endless possibilities. Live upstairs and rent out the basement to generate extra income or use it as a separate living space for guests or extended family. Families will appreciate the proximity to St Joseph Elementary Junior High School and Ecole de la Rose Sauvage, making it an ideal fit for those with children. With an estimated completion date of Nov/Dec 2024, now is your chance to secure this exceptional home in the perfect location and make it your own. Just a quick 2-minute walk from Confederation Park, this home offers convenient access to downtown via Centre, 4th, and CENTER streets. Don't miss out on this unparalleled opportunity. Contact us today to learn more! \$15,000 credit for appliances.**

Inclusions:
Property Listed By: **NA**
Century 21 Bravo Realty

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

