



THE
A-TEAM

**RE/MAX
FIRST**

1204 5 Avenue, Calgary T2N 0R8

MLS® #: **A2118265**

Area: **Hillhurst**

Listing Date: **03/28/24**

List Price: **\$949,987**

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:

1994

Lot Information

Lot Sz Ar:

3,121 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,902

Low Sqft:

Ttl Sqft:

1,902

DOM

52

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Up/Down

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Landscaped,Level,Rectangular Lot Double Garage Detached,Garage Faces Rear,See Remarks

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Balcony,Playground,Private Yard,Storage

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave Hood Fan,Range Hood,Refrigerator,Stove(s),Washer

Int Feat:

Breakfast Bar,Built-in Features,Closet Organizers,No Smoking Home,Separate Entrance,Storage

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	12`11" x 7`7"	Den	Main	11`11" x 11`5"
Kitchen	Main	13`10" x 10`6"	2pc Bathroom	Main	8`6" x 5`5"
Dining Room	Main	10`2" x 8`6"	Living Room	Main	19`10" x 12`6"
Mud Room	Main	7`2" x 6`5"	Bedroom - Primary	Upper	14`11" x 11`10"
4pc Ensuite bath	Upper	12`9" x 7`7"	Walk-In Closet	Upper	7`10" x 5`2"
Bedroom	Upper	12`4" x 10`3"	Bedroom	Upper	14`5" x 11`6"
4pc Bathroom	Upper	10`2" x 7`7"	Laundry	Upper	6`7" x 5`2"
Kitchen	Lower	10`8" x 10`6"	Entrance	Lower	11`3" x 7`9"
Living Room	Lower	21`4" x 10`6"	Bedroom	Lower	13`4" x 9`6"
Furnace/Utility Room	Lower	9`4" x 7`8"	4pc Bathroom	Lower	11`1" x 4`11"
Storage	Lower	9`2" x 7`0"			

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 5609J
 Zoning: DC

Remarks

Pub Rmks: **Classy legal U/D duplex supreme. Incredible location backing onto the famous one and only, Riley Park. As you enter the main floor with an abounding 1800 sq.ft., you are welcomed by the immediate floor office/retreat, 1/2 bath, your own spectacular great room overlooking the large kitchen, dining room, and main floor family room with a cozy, warm fireplace. As you open the (bonjour!) French doors to your expansive deck and backyard. The upper level features three generously sized bedrooms, among them a primary bedroom boasting its own private ensuite bathroom and balcony. Furthermore, a full bathroom and a designated laundry area are also located on this floor. The lower level legal suite is accessible by its very own side door. The revenue-producing one-bedroom legal suite has in-suite private laundry with a gargantuan open floor plan, and the bedroom is located at the quiet end of the floor plan. The lower level egress window measures 24x36". This revenue-producing investment property currently generates \$4,075 per month + tenants pay the utilities and includes the rental income of both single detached garages. The property includes 2 hot water tanks, 2 separate electrical panels and 2 furnaces. Kensington/Hillhurst is Calgary's most vibrant communities This is a rare opportunity to buy both 1204 and 1206-5Ave. N.W. together as both have separate titles.. Drive buy and see 1204-5ave. N.W. for your private appointment.**

Inclusions: N/A
 Property Listed By: RE/MAX iRealty Innovations

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











