



THE
A-TEAM

**RE/MAX
FIRST**

2119 28 Avenue, Calgary T2T 1K6

MLS® #: **A2118849**

Area: **Richmond**

Listing Date: **03/30/24**

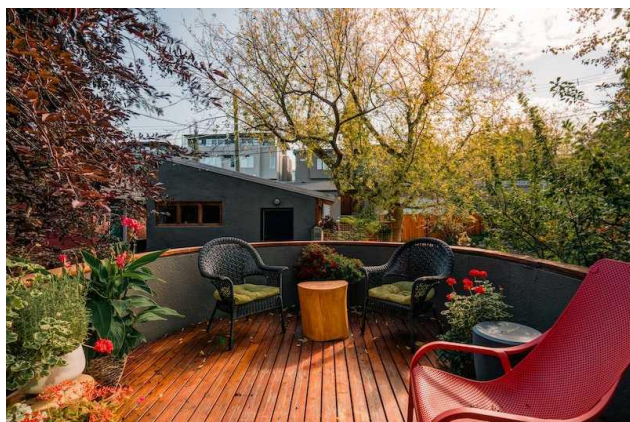
List Price: **\$1,590,000**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 20-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1949**
Lot Information
Lot Sz Ar: **6,243 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,104**
Low Sqft:
Ttl Sqft: **2,104**

DOM

50
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Landscaped,Level,See Remarks,Treed**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt,Membrane**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Siding**
Flooring: **Carpet,Wood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Humidifier,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,French Door,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`0"
Den	Main	10`4" x 11`4"
Foyer	Main	7`7" x 6`1"
Living Room	Main	15`1" x 16`7"
Office	Second	10`3" x 11`1"
Bonus Room	Second	25`1" x 13`0"
Bedroom	Lower	12`10" x 10`8"

Room	Level	Dimensions
4pc Ensuite bath	Main	13`0" x 7`7"
Dining Room	Main	18`3" x 17`0"
Kitchen	Main	16`2" x 11`2"
Bedroom - Primary	Main	12`10" x 16`7"
Family Room	Second	18`5" x 11`1"
4pc Bathroom	Lower	8`9" x 7`9"
Bedroom	Lower	12`10" x 10`8"

Laundry
Storage
Furnace/Utility Room

Lower
Lower
Lower

13`5" x 9`1"
5`4" x 10`6"
20`1" x 13`4"

Game Room
Storage

Lower
Lower

14`8" x 18`3"
4`7" x 4`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4479P

Zoning:
R-C2

Remarks

Pub Rmks:

MAIN FLOOR: The main floor boasts a lovely spacious entrance foyer leading to a most well thought out floor plan. A primary suite with an ensuite bathroom featuring a hand cast Italian sink, heated floors & heated towel rack and walk-in closet. Additionally, there's a versatile den (could be converted back to a bedroom), a spacious dining room, and a sunken living room with a gas fireplace and built-in entertainment unit. **KITCHEN:** The open-concept kitchen is a focal point of the home, equipped with high-end Miele appliances and an island for added functionality. Its accessibility to the stunning south-facing backyard, complete with a unique rounded deck overlooking mature landscaping, makes it perfect for both everyday living and entertaining. **UPPER LEVEL:** Upstairs, you'll find a spacious library/family room that opens onto a stunning bonus room, ideal for various purposes such as an exercise studio, office, or gallery. This level also features a large deck (and roughed in plumbing for an additional bathroom) and a second office/den/bedroom space. **LOWER LEVEL:** The lower level offers a charming and well-lit recreation room with a ornamental fireplace, two sunny and generous-sized bedrooms, a four-piece bathroom, and ample storage/utility space. Additionally, there's a pleasant laundry room equipped with a Miele washer and dryer. **GARAGE:** The property includes a single oversized detached garage with a charging system for an electric vehicle, catering to modern needs and environmental consciousness. **MAINTENANCE:** The property's exceptional maintenance history is evident, with main floor windows replaced in 2009, the roof replaced in 2020, and upstairs windows replaced in 2017. A pre-sale inspection has been completed prior to listing, providing peace of mind to potential buyers. **LOCATION:** Situated in a wonderful location, this property offers a rare combination of refined living and convenience. Overall, this property stands out as a testament to quality craftsmanship, meticulous care, and thoughtful design, making it a truly exceptional find in its desirable location.

Inclusions:
Property Listed By:

light fixtures
Real Estate Professionals Inc.

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





