



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1545 33 Avenue, Calgary T2T 1Y4**

MLS® #: **A2120387**

Area: **South Calgary**

Listing Date: **04/05/24**

List Price: **\$679,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**2019**

Lot Information

Finished Floor Area

Abv Sqft:

**1,619**

Low Sqft:

Ttl Sqft:

**1,619**

Lot Sz Ar:

Lot Shape:

DOM

**44**

Layout

Beds:

**3 (3 )**

Baths:

**3.5 (3 1)**

Style:

**3 Storey**

Parking

Ttl Park:

**1**

Garage Sz:

**270**

Access:

Lot Feat:

Park Feat:

**Back Lane,Low Maintenance Landscape**

**Oversized,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Stone,Stucco**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

Int Feat:

Utilities:

**Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**

**Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`2" x 12`4"</b>
<b>Dining Room</b>	<b>Second</b>	<b>14`2" x 9`2"</b>
<b>Bedroom</b>	<b>Third</b>	<b>14`0" x 9`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`4" x 9`10"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>	
<b>2pc Bathroom</b>	<b>Basement</b>	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Second</b>	<b>14`2" x 9`0"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>15`0" x 9`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`2" x 9`2"</b>
<b>3pc Ensuite bath</b>	<b>Third</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	

Legal/Tax/Financial

Condo Fee:  
**\$333**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

Legal Desc: **1911628**

Remarks

Pub Rmks: **High quality construction inner city townhouse, double master bedroom, each with its own ensuite bath. 3rd bedroom on the 2nd level set us as an office or a guest room, gym in the basement bedroom. A condo suitable for work at home lifestyle. HUGE Rooftop patio for your private party and sun bathing in the warm summer days, the entire unit is air conditioned. Upgraded lightning, High quality stainless appliances, hardwood floor and much more. Oversized single attached garage for your car and motorcycle. Very nice layout, 9 foot ceiling, with total 3+1 bedrooms, 3.5 bathrooms. Walking distance to all amenities, schools, Marda Loop shopping district, variety of restaurants, parks etc. Great designed townhouse in great location. Don't miss this one. Photos took from when this property is vacant.**

Inclusions:  
Property Listed By: **N/A**  
**Homecare Realty Ltd.**

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















