



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**726 25 Avenue, Calgary T2M 2B2**

MLS®#: **A2124038**

Area: **Mount Pleasant**

Listing Date: **12/10/24**

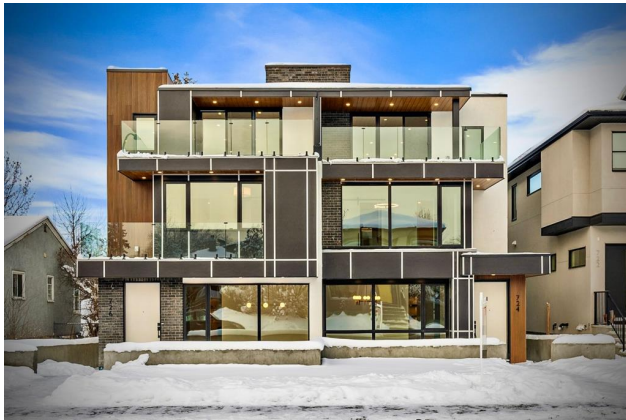
List Price: **\$1,248,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**2,569**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**2,569**

Lot Information

Lot Sz Ar:

**3,000 sqft**

Lot Shape:

DOM

**11**

Layout

Beds: **4 (3 1 )**

Baths: **4.0 (3 2)**

Style: **3 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,City Lot,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot  
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle,Flat**

Heating: **In Floor,In Floor Roughed-In,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard,Rain Gutters**

Construction:

**Mixed,Stucco,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher**

Int Feat:

**Closet Organizers,Double Vanity,High Ceilings,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Vinyl Windows,Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>14`8" x 9`6"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`0" x 7`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>10`10" x 4`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>19`1" x 19`9"</b>
<b>Family Room</b>	<b>Main</b>	<b>14`11" x 17`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`0" x 11`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 15`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`1" x 7`10"</b>
<b>2pc Bathroom</b>	<b>Third</b>	<b>5`2" x 6`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`8" x 10`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`7" x 10`10"</b>

5pc Ensuite bath  
Furnace/Utility Room

Second  
Basement

14`0" x 10`8"  
5`6" x 9`10"

Loft  
3pc Bathroom  
Legal/Tax/Financial

Third  
Basement

20`4" x 30`2"  
6`7" x 10`9"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RC-2**

**PLAN 3955R**

Remarks

Pub Rmks:

**DESIGN + LOCATION + LUXURY** Are you ready to elevate your living experience? This stunning semi-detached home in the heart of Mount Pleasant is your dream come true! Just steps away from Confederation Park, this property is nestled on a quiet, tree-lined street in the prestigious community of Mount Pleasant. Designed by Midnight Design Studio and brought to life by Exquisite Homes, this masterpiece is unapologetically modern, boasting over 3,200 sq. ft. of luxurious living space. From the sleek architectural design to the flawless high-end finishes, no detail has been overlooked. Highlights of this home include a unique loft space, perfect for entertaining, with a dry bar, a 2-piece bathroom, and jaw-dropping views of the city skyline and Confederation Park. The Montigo DRL60 linear gas fireplace takes center stage in the living room, framed by a dramatic fluted tile feature wall. Not to mention, Durabuilt triple-pane windows reduce heat loss and increase energy efficiency. The chef's kitchen is a true showstopper, featuring built-in Dacor appliances, a gas range, Calacatta Flash quartz waterfall countertops, slim shaker plywood cabinets with white oak accents, and a quartz backsplash that exudes sophistication. Designer fixtures and glamorous finishes are everywhere, from luxury black fixtures with striking gold accents to decorative lighting that makes every corner glow. The primary ensuite is a haven of relaxation, with heated floors and magazine-worthy Taj Mahal tile with pebble accents. The shower is finished in microcement, doing away with grout lines! The primary bedroom doesn't disappoint either, boasting a custom feature wall with full-size mirrors and LED backlighting for the perfect chic ambiance. That's not all; there's even more to fall in love with. Additional features include hydronic heating roughed into the basement for ultimate comfort, Goodfellow San Marino hardwood floors with a thick wear layer for lifelong durability, and an exterior that commands attention with Newtech, Sagiper, stucco, and stone finishes for maximum curb appeal. The home also features three bedrooms on the second floor, a walnut feature wall, a wide entry door (42 inches), making it a breeze to bring furniture in and out, frameless glass and white oak railings, and a steam shower roughed into the basement spa. Located just minutes from public transportation, the Mount Pleasant Arts Centre, schools, and recreational amenities like tennis courts and a skating rink, this home truly has it all. Perfect for families who want the best of modern living in an unbeatable location. Don't compromise; you deserve a home that checks every box.

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Real Estate (Central)**

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

