



THE
A-TEAM

**RE/MAX
FIRST**

413 18 Avenue, Calgary T2M 0T5

MLS®#: **A2124041**

Area: **Mount Pleasant**

Listing Date: **04/22/24**

List Price: **\$1,088,000**

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:

2024

Lot Information

Lot Sz Ar:

3,125 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

2,005

Low Sqft:

Ttl Sqft:

2,005

DOM

27

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

**Back Lane,Back Yard,Landscaped,Street Lighting,Rectangular Lot
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Private Yard,Rain Gutters**

Construction:

Brick,Concrete,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer

Int Feat:

Built-in Features,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Skylight(s),Vinyl Windows,Wet Bar

Utilities:

Room Information

Room

Foyer

Family Room

Bedroom - Primary

Bedroom

Furnace/Utility Room

2pc Bathroom

Bedroom

Laundry

Family Room

Level

Main

Main

Second

Basement

Basement

Main

Second

Second

Basement

Dimensions

6`0" x 6`0"

17`0" x 14`0"

12`6" x 14`0"

11`0" x 12`0"

5`6" x 10`0"

5`0" x 5`0"

11`3" x 12`6"

4`0" x 7`0"

19`6" x 20`8"

Room

Kitchen

Bedroom

4pc Bathroom

Game Room

Den

Mud Room

6pc Ensuite bath

3pc Bathroom

Level

Main

Second

Second

Basement

Main

Main

Second

Basement

Dimensions

19`0" x 11`0"

11`3" x 10`0"

5`6" x 9`4"

9`8" x 10`4"

13`0" x 11`4"

5`6" x 12`6"

10`3" x 15`0"

5`6" x 10`6"

Title:
Fee Simple
Legal Desc:

Zoning:
RC2

21290

Remarks

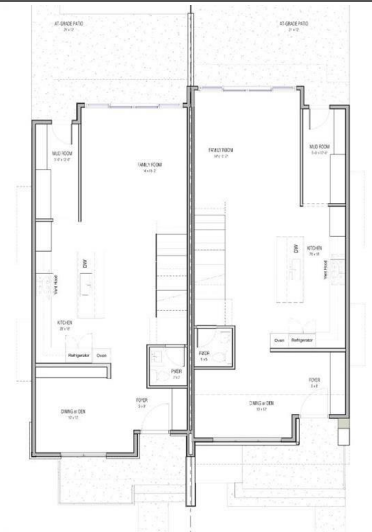
Pub Rmks:

Welcome to this brand new luxurious semi-detached home in the heart of the coveted community of Mount Pleasant. This 2800 sqft home is situated on a 125ft long lot and features 4 bedrooms/3.5 bathrooms. Built by Exquisite Homes and designed by Midnight Design Studio this home combines contemporary and heritage looks to create a timeless masterpiece. The home comes standard with tons of high end options/upgrades including A/C, high end Kitchen aid appliances, engineered hardwood floors, Durabuilt black windows, glass railings, custom built ins, upgraded carpets, built in speakers, 10ft ceilings, heated floors in ensuite + much more! Full list of upgrades can be provided upon request. Upstairs includes a generous sized master with dual vanity and a custom tiled shower with body jets. Main floor includes a spacious family room with a fireplace, large kitchen with to ceiling cabinets and an oversized island. The Finished basement area includes a 4th bedroom/ 3 piece bathroom, large flex room room with an entertainment unit and an adjacent wetbar. Home is currently under construction and is slated for completion by summer 2024. Option to customize upgrades, finishes, cabinetry, glasswork, appliances, flooring etc. Light or dark interior designs available. Close to amenities such as public transportation, mount pleasant arts centre, skating rink, swimming pool, tennis courts, confederation park, 16th avenue, not to mention we are a little over a block away from Balmoral middle school and close to Crescent heights high school. Pictures are from a previous project. GST Included.

Inclusions:
Property Listed By:

NA
RE/MAX Real Estate (Central)

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





Exquisite Homes

ENGINEERED HARDWOOD SAMPLE

DUBLIN
WILLOW ANTIQUE

PALETTE TONES

This oak flooring is distinguished by its meticulous whitewash technique and finely brushed texture. It exudes a sophisticated allure with its subtle pastel white tones, subtly complemented by faint hints of light red, resulting in a warm and inviting ambience.

www.exquisitehomesab.ca

Exquisite Homes

ENGINEERED HARDWOOD SAMPLE

LYNN CANYON
SAN MARINO

PALETTE TONES

Lynn Canyon, part of the esteemed San Marino Collection, introduces a fresh European aesthetic to the esteemed Goodfellow line. Crafted from oak, this species enriches the subtly brushed finish, elevating its visual appeal with a touch of continental elegance.

www.exquisitehomesab.ca

Exquisite Homes

ENGINEERED HARDWOOD SAMPLES

Step into a realm of timeless luxury with our Exquisite Homes Engineered Hardwood Floors samples, curated to epitomize sophistication and refinement. Immerse yourself in the captivating allure of the Wildwood Antique Collection, where each plank tells a story of vintage charm and enduring elegance.

With its weathered textures and rich patina, this collection exudes character and warmth, adding a touch of old-world allure to any space. Complementing the rustic allure of the Wildwood Antique Collection is the understated elegance of San Marino. Inspired by European design, these engineered hardwood floors offer a seamless fusion of tradition and innovation. Crafted with meticulous attention to detail, each plank boasts a flawless finish and timeless appeal, elevating your home to new heights of luxury.

From grand foyers to intimate living spaces, our mood board invites you to explore the artistry of engineered hardwood flooring. Whether you seek the rustic charm of yesteryears or the modern sophistication of European design, our Exquisite Homes collection promises to transform your space into a sanctuary of style and comfort.

www.exquisitehomesab.ca

Exquisite Homes

ENGINEERED HARDWOOD SAMPLE

BARCELONA
WILLOW ANTIQUE

PALETTE TONES

This wood flooring is distinguished by its sophisticated two-toned staining process, showcasing a light grey stain with nuanced medium grey undertones. Enhanced with a meticulously applied brushed texture, it exudes elegance and depth, adding a touch of timeless charm to any space.

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Exquisite Homes

ENGINEERED
HARDWOOD SAMPLE



PALETTE TONES



EARTH
SAN MARINO

Earth, brings the allure of natural beauty into your home. Inspired by the earth's rugged landscapes, this collection blends rustic charm with modern sophistication. Crafted with precision engineering, each plank embodies the warmth and character of authentic hardwood.



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Exquisite Homes

CARPET SAMPLE



PALETTE TONES



123T
WINTER
DUNES



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CARPET SAMPLE



PALETTE TONES



121T
DESERT
LIGHT



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CARPET SAMPLE



PALETTE TONES



521T
ARCTIC
SHADOW



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CARPET SAMPLE



PALETTE TONES



120T
FLEECE



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