



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4-2220 26 Avenue #Unit E, Calgary T2T 1E8**

MLS® #: **A2124350**

Area: **Richmond**

Listing Date: **04/19/24**

List Price: **\$779,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**2024**

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,356**

Low Sqft:

Ttl Sqft:

**1,356**

DOM

**31**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**1**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Landscaped**

**Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Stucco**

Flooring:

**Carpet,Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Garage Control(s),Gas Range,Range Hood,Refrigerator,Tankless Water Heater,Washer**

Int Feat:

**Bathroom Rough-in,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Tankless Hot Water**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>6`0" x 5`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 9`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`2"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>8`6" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 9`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>3`0" x 3`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 12`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`8" x 12`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`6" x 10`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 9`2"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`0" x 5`0"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$367

Fee Simple  
Fee Freq:  
Monthly

M-CGd72/M-CG

Legal Desc: 2110461

Remarks

Pub Rmks: Welcome to Richmond Luxe, built by the award winning Crystal Creek Homes. Where modern townhome living meets timeless elegance in the heart of the established Richmond community, this stunning townhome features 3 bedrooms and 2 1/2 bathrooms. Step inside and experience the luxury of 9' main floor ceilings and exquisite luxury vinyl plank flooring throughout the main floor, setting the stage for a sophisticated lifestyle. Throughout the home, knockdown textured ceilings add an extra layer of refinement, ensuring every corner exudes elegance. The heart of the home, the stunning kitchen, beckons with quartz countertops, designer cabinetry, and a full-height tile backsplash, perfectly complemented by sleek black stainless steel appliances and black hardware. The large island, featuring a silgranite undermount sink and a beautiful feature light fixture above, invites culinary creativity and serves as the focal point for gatherings. And just steps away, your private patio awaits, promising delightful evenings of BBQs and relaxation. Ascend the staircase, where the beauty of craftsmanship unfolds with a gorgeous black metal spindle railing, accompanied by a shaker oak handrail. All bathrooms throughout the home boast quartz countertops and stunning polished tile, promising indulgent moments of self-care. The master bedroom, boasts a luxurious 3-piece ensuite bathroom offering a sanctuary of comfort and style. The second floor further impresses with two additional bedrooms, a 4-piece bathroom and a convenient laundry room, equipped with stackable front load steam washer and dryer, adding practicality to luxury living. With the basement ready for your personal touch, this home presents an opportunity to customize your living space to suit your unique style and needs. Enjoy having your own single detached garage just steps away from your front door and the ease of townhome living, having your lawn mowed and snow shovelled. Indulge in luxury living at Richmond Luxe, where every detail is meticulously crafted for your utmost comfort and enjoyment. Reach out today and discover the epitome of refined living in Richmond.

Inclusions: None  
Property Listed By: RE/MAX First

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



