



THE
A-TEAM

**RE/MAX
FIRST**

1407 & 1409 10 Avenue, Calgary T2G 0X1

MLS®#: **A2125570**

Area: **Inglewood**

Listing Date: **04/26/24**

List Price: **\$2,499,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
Sub Type: **Full Duplex**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **5,414 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **4,532**

Low Sqft:

Ttl Sqft: **4,532**

DOM

23

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style: **Side by Side**

Parking

Ttl Park: **4**

Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped
Quad or More Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat:

Construction: **Brick,Mixed,Wood Frame**
Flooring: **Hardwood,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,See Remarks**
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Separate Entrance**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **2410562**

Zoning: **R-C2**

Remarks

Pub Rmks: ****OPEN HOUSE SATURDAY & SUNDAY, APRIL 27TH & 28TH 1-3 PM** *VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!* MOVE-IN READY & BRAND-NEW,**

this side-by-side infill features 2-BEDROOM LEGAL BASEMENT SUITES on each side, representing 4 LUXURY UNITS in total. This property is perfect for investors, especially those interested in an excellent property for short-term rentals! Situated in the heart of Inglewood, just a block away from all the shops, restaurants, coffee shops and amenities that 9th Ave has to offer, this location is a mere 5 min walk to the river pathways and less than 30 minutes on foot to downtown, Stampede Park, and the Saddledome. Quite simply, you won't find a better inner-city location than this! Professionally built by Professional Custom Homes, with interior design by Erin Gasparini Interior Design, this property boasts a clean & fresh interior throughout. The upper units each feature 4-beds plus a den/flex space and 3.5 baths over 3 levels, with upscale finishings including wide plank engineered hardwood floors, custom cabinetry, quartz countertops including a 10-ft waterfall island, Jenn-Air appliance package, modern tile, black hardware and plumbing fixtures, lacquered MDF closet shelving, and more. The second floors feature 3-beds/2-full-baths PLUS a DEN/FLEX space. The entire 3rd level is devoted to the PRIMARY SUITES with private balconies, fireplaces, and SPA-LIKE ENSUITES. Accessible by a private entrance with its own lower patio, the 2 bedroom, 2-bathroom LEGAL BASEMENT SUITES each feature in-floor heat, luxury vinyl plank flooring, custom cabinetry, quartz counters including a waterfall island, Samsung Appliances, and more. A timeless brick and Hardie board exterior, landscaping package, rough-in for A/C on each side, two double detached garages and the 1-2-5-10-Year Alberta New Home Warranty Program complete this property. ****Please note that this home is nearing completion and is estimated to be completed within the next few weeks. This duplex is available for sale as a package, or both sides can be purchased separately.**

Inclusions:

Property Listed By:

N/A

RE/MAX House of Real Estate

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











