



THE
A-TEAM

**RE/MAX
FIRST**

1407 10 Avenue, Calgary T2G 0X1

MLS® #: **A2125705**

Area: **Inglewood**

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

List Price: **\$1,249,900**

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:

2,707 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Interior Lot,Rectangular Lot
Double Garage Detached**

Finished Floor Area

Abv Sqft:

2,266

Low Sqft:

Ttl Sqft:

2,266

DOM

24

Layout

Beds:

6 (4 2)

Baths:

5.5 (5 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt,Flat Torch Membrane**

Heating: **In Floor,Forced Air**

Sewer: **Private Entrance,Private Yard**

Ext Feat:

Construction:

**Brick,Cement Fiber Board,Composite
Siding,Concrete,Wood Frame**

Flooring:

Hardwood,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,See Remarks**

Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	20`0" x 11`5"	Kitchen	Main	15`1" x 8`2"
Dining Room	Main	11`8" x 10`1"	Bedroom	Second	11`9" x 11`4"
Bedroom	Second	10`4" x 8`4"	Bedroom	Second	10`5" x 10`3"
Office	Second	7`5" x 5`6"	Den	Second	10`0" x 8`4"
Laundry	Second	7`11" x 6`3"	Bedroom - Primary	Third	14`5" x 11`1"

Bedroom	Basement	8`11" x 8`10"
Kitchen	Basement	12`3" x 8`0"
Laundry	Basement	3`0" x 2`8"
4pc Bathroom	Second	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"
5pc Ensuite bath	Third	0`0" x 0`0"

Bedroom	Basement	9`7" x 8`5"
Living Room	Basement	16`0" x 12`10"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"
4pc Ensuite bath	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	2410562

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 semi-detached infill with 2-BEDROOM LEGAL BASEMENT SUITE represents a rare opportunity for a luxury 4-BEDROOM residence with excellent income potential! This property is perfect for investors or savvy homeowners who appreciate a fantastic location like Inglewood. Located just a block from all the shops, restaurants, coffee shops, and amenities that 9th Ave offers, this location is a mere 5-minute walk from the river pathways and less than 30 minutes 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 and fresh interior. The upper unit features 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 floor features 3 beds/2 full baths PLUS a DEN/FLEX space. The entire 3rd level is devoted to the PRIMARY SUITE with a private balcony, fireplace, and SPA-LIKE ENSUITE. Accessible by a private entrance with its own lower patio, the 2 bedroom, 2-bathroom LEGAL BASEMENT SUITE features 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, a double detached garage 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. Both sides are available for sale independently or as a package.**

Inclusions:	N/A
Property Listed By:	RE/MAX House of Real Estate

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













