



THE
A-TEAM

**RE/MAX
FIRST**

4012 1A Street, Calgary T2S1R7

MLS®#: **A2131319**

Area: **Parkhill**

Listing Date: **05/20/24**

List Price: **\$1,675,900**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 09-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **1993**

Lot Information
Lot Sz Ar: **2,805 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Creek/River/Stream/Pond,Dog Run Fenced In,Few Trees,Front Yard,No Neighbours Behind,Private**

Park Feat: **Alley Access,Concrete Driveway,Double Garage Attached,Garage Faces Rear,Heated Driveway,Underground**

DOM

186

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Dog Run**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Central Air Conditioner,Dishwasher,Gas Oven,Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **Bookcases,Chandelier,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Recreation Facilities,Skylight(s),Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	20`0" x 11`0"
Living Room	Main	20`0" x 15`11"
Furnace/Utility Room	Basement	13`7" x 5`10"
Bedroom	Second	12`2" x 10`10"
Bedroom	Basement	17`0" x 15`10"
4pc Bathroom	Basement	7`6" x 4`11"

Room	Level	Dimensions
Dining Room	Main	14`2" x 13`0"
Laundry	Second	5`5" x 2`11"
Bedroom - Primary	Second	20`0" x 15`2"
Bedroom	Second	12`4" x 10`9"
2pc Bathroom	Main	5`6" x 5`0"
4pc Bathroom	Second	10`0" x 5`0"

5pc Ensuite bath

Second

12`2" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5169GB

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to 4012 1A Street, a fabulous 3 + 1 bedroom home with 2,921 Square Feet of developed living space. Views of both the MOUNTAINS and RIVER VALLEY with SPECTACULAR SUNRISES + SUNSETS. Very PRIVATE as this home is located on a quiet ridge overlooking Stanley Park with GOREGOUS VIEWS. Renovated with fabulous upgrades while preserving the original architecture designed by Richard Lindseth. Since last purchased, the home has been transformed with Central Air Conditioning, a new furnace & hot water tank, 2 gas fireplaces, high end wool carpet, designer lighter, re-finished floors, new screen doors & REBUILT DECK. The Kitchen Features upgraded cabinetry, high-end granite countertops and UPGRADED APPLIANCES. The upstairs and main bathrooms have been fully renovated with granite counter tops, tile and in floor heating. The main floor layout features a GRACIOUS FOYER and STAIRCASE with a beautiful skylight above. The living space has 10FT CEILINGS with floor to ceiling WINDOW SETS and 9FT FRENCH DOORS. Upstairs you'll find a light & bright primary bedroom with a round opera window, balcony, & 5-piece ensuite bath (including soaker tub) & walk-in closet. Also, on this level are 2 good sized bedrooms, a 4-piece bath, and laundry room. Downstairs is finished with a large bedroom, 2 closets and a beautifully finished 4-piece bath. There is a large double garage with an UPGRADED HEATED DRIVEWAY serviced last year. This home featured in Parkhill is just steps away from the Elbow River, Stanley Park, bike/walking paths, tennis courts, playgrounds, an outdoor heated pool and much more.

Inclusions:
Property Listed By:

All Curtains
eXp Realty

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









