



THE
A-TEAM

**RE/MAX
FIRST**

911 20 Avenue #1 and 1B, Calgary T2G1M4

MLS® #: **A2132123** Area: **Ramsay** Listing Date: **05/22/24** List Price: **\$985,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

City/Town: **Calgary** Finished Floor Area: **1,508**
 Year Built: **2025** Abv Sqft: **1,508**
 Lot Information: **5,521 sqft** Low Sqft: **1,508**
 Lot Sz Ar: **5,521 sqft** Ttl Sqft: **1,508**
 Lot Shape:

Access: **Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Interior Lot, Landscaped, Level, Private, Rectangular Lot**
 Lot Feat: **Double Garage Detached**
 Park Feat:

DOM

32
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor, Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line, Private Entrance, Private Yard**

Construction: **Brick, Composite Siding, Wood Frame**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Other**
 Int Feat: **Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Upper	9' 9" x 10' 1"	Bedroom	Upper	11' 0" x 10' 7"
Bedroom - Primary	Upper	11' 0" x 10' 7"	3pc Ensuite bath	Upper	11' 5" x 6' 8"
4pc Bathroom	Upper	10' 2" x 5' 6"	2pc Bathroom	Main	5' 9" x 5' 0"
4pc Bathroom	Lower	5' 0" x 9' 0"	Bedroom	Lower	12' 6" x 11' 9"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-C2**
 Legal Desc: **4662R**

Remarks

Pub Rmks: **PRESALE OPPORTUNITY! Unique development by boutique developer, Icon Design and Development, this home will be ready for summer 2025 possession. Nestled in the prime area of Ramsay, this stunning semi-detached home will have a rare LEGAL two bedroom basement suite with hydronic floor heat, providing not only additional living space but also potential rental income to help offset your mortgage. Whether you desire a private retreat for guests or a supplementary source of revenue, this versatile property offers endless possibilities. This home offers a spacious open concept floor plan with bright living spaces, high ceilings, wide plank engineered hardwood flooring, and an ICF foundation. Perfect for families with three bedrooms upstairs including a primary suite with ensuite bathroom. Entertain in style with easy access to the private SOUTH facing backyard with large deck, natural gas line, and lush grass. And let's not forget the practicality of a double car garage ensuring secure parking for your vehicles and bikes. Amazing location - walk to local breweries, cafes, Crossroads Market, Inglewood, Stampede, downtown, and the river. ***Builder floor plans and specs are available for viewing*****

Inclusions: **Appliance allowance included for main floor and legal basement suite**

Property Listed By: **CIR Realty**

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



