



THE A-TEAM

RE/MAX FIRST

2104 URBANA Road, Calgary T2N 4B8

MLS@#: A2133448 Area: University Heights Listing: 05/23/24 List Price: \$1,295,000
Status: Active County: Calgary Change: -\$55k, 20-Jun Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1965
Finished Floor Area
Abv Sqft: 1,670
Low Sqft:
Ttl Sqft: 1,670
Lot Sz Ar: 6,705 sqft
Lot Shape:

DOM

31
Layout
Beds: 4 (3 1 )
Baths: 3.0 (3 0)
Style: Bi-Level

Parking

Ttl Park: 5
Garage Sz: 3

Access:

Lot Feat: Back Lane, Landscaped, Paved, Rectangular Lot
Park Feat: Double Garage Detached, Front Drive, Oversized, Rear Drive, Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Fireplace(s), Forced Air, Natural Gas
Sewer:
Ext Feat: Playground

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

Kitchen Appl: Built-In Oven, Dishwasher, Dryer, ENERGY STAR Qualified Refrigerator, Gas Cooktop, Microwave, Range Hood, Washer
Int Feat: Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Other, Living Room, Nook, Bedroom, 4pc Bathroom, 5pc Bathroom, and Furnace/Utility Room.

Table with 3 columns: Room, Level, Dimensions. Rows include Foyer, Kitchen, Bedroom - Primary, Bedroom, Walk-In Closet, Other, and Laundry.

3pc Bathroom  
Exercise Room

Basement  
Basement

11`0" x 4`6"  
12`5" x 10`11"

Bedroom  
Family Room  
Legal/Tax/Financial

Basement  
Basement

10`2" x 12`2"  
16`9" x 15`8"

Title:  
**Fee Simple**  
Legal Desc:

**1440JK**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**This fully remodeled modern masterpiece bi-level offers unparalleled elegance and functionality. Step into the living room, where a stunning vaulted ceiling and eye-catching custom 100-inches electric fireplace set the stage for a warm and inviting ambiance. Engineered hardwood flooring and a stylish metal spindle railing add to the allure of this space. The kitchen is a chef's dream, boasting LED strip lighting throughout, stainless steel appliances including a built-in microwave and wall oven, dishwasher, a double sink, quartz countertop, and exquisite water drop pendant lights illuminating the spacious waterfall island. Retreat to the master bedroom featuring a vaulted ceiling, walk-in closet, and a beautiful custom-built feature wall. Indulge in luxury in the 5-piece ensuite, complete with dual sinks, quartz countertop, in-floor heating, a freestanding soaker tub, 10mm glass shower, and a large privacy glass window. Convenience meets style in the laundry room, equipped with quartz countertops and HE front-load washers and dryer. Standout feature of the home are the LEDstrip lighting throughout the stairs, all 3 bathrooms & the kitchen, solid doors, heated tile flooring in all 3 bathrooms. The stucco exterior, expansive vinyl deck with privacy glass wrapping around to the rear, oversized insulated and drywalled & the epoxy flooring single attached garage, and oversized double detached garage enhance both convenience and functionality. Security cameras further enhance functionality and peace of mind. Walking distance to Foothills Hospital, Tom Baker Cancer Center, University of Calgary, Westmount Charter School, and University School, this residence offers the epitome of urban living.**

Inclusions:  
Property Listed By:

**SECURITY CAMERAS  
RE/MAX Real Estate (Central)**

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











