



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1823 WILLIAM Street, Calgary T2G 4K3**

MLS®#: **A2134015**

Area: **Ramsay**

Listing Date: **05/22/24**

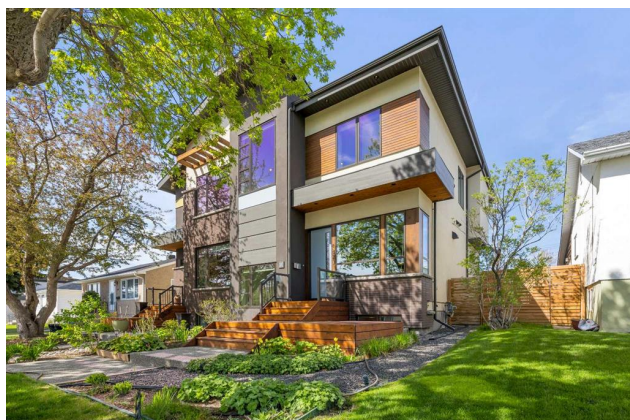
List Price: **\$1,195,000**

Status: **Active**

County: **Calgary**

Change: **-\$55k, 09-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,588**

Year Built:

**2015**

Low Sqft:

Lot Information

Ttl Sqft:

**1,588**

Lot Sz Ar:

**2,583 sqft**

Lot Shape:

DOM

**34**

Layout

Beds: **3 (2 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Low Maintenance Landscape,Yard Drainage,Private,See Remarks**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

**Brick,Stucco,Wood Frame,Wood Siding**

Flooring:

**Carpet,Cork,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Cooktop,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Microwave,Oven-Built-In,Range Hood,Tankless Water Heater,Window Coverings**

Int Feat:

**Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Quartz Counters,Sump Pump(s),Tankless Hot Water,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Family Room</b>	<b>Main</b>	<b>13`9" x 11`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 7`3"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>10`9" x 10`7"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>13`1" x 7`7"</b>
<b>Laundry</b>	<b>Upper</b>	<b>4`11" x 3`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>14`4" x 11`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`10" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 11`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 8`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`11" x 4`11"</b>

**Family Room**  
**3pc Bathroom**

**Basement**  
**Basement**

**19`2" x 14`3"**  
**8`5" x 5`6"**

**Bedroom**  
**Furnace/Utility Room**  
Legal/Tax/Financial

**Basement**  
**Basement**

**11`6" x 9`3"**  
**8`1" x 6`2"**

Title:  
**Fee Simple**  
Legal Desc:

**6260AM**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**Ultimate inner-city property on Scotsman's Hill in Ramsay with over 2,275 sq/ft of living space. This LEED PLATINUM certified home offers more than beautiful finishes; it guarantees the home was built with leading edge environmental efficiency, including spray foam insulation throughout, triple-pane windows, ENERGY star appliances, tankless hot water, LED lighting, low-flow fixtures and is solar panel ready. Natural light fills the entire home with 10' ft ceiling on main with 9' up & down, high efficiency furnace & engineered hardwood on main & upper levels, cork flooring in basement, & in-floor heated tile in full baths. Custom kitchen equipped with Fisher & Paykel, Bosch, Miele SS appliances w/ INDUCTION cooktop, QUARTZ counter & ISLAND w/ 150 year-old DOUGLAS FIR bar counter. Upper laundry, with second bedroom, open flex room that is being used as an office but could be converted into a 3rd bedroom; master bedroom includes a spa ensuite with dual rain shower heads & built-in closets. Basement includes a third bedroom, 3 piece bath & spacious rec room. Convenient to downtown, trendy Inglewood, Elbow and Bow Rivers and bike paths, the new event centre/Stampede, & the new Green Line. Don't miss this opportunity to have it all in one of Calgary's most vibrant inner-city neighbourhoods; impressive finishings throughout coupled with high-end workmanship and LEED PLATINUM certified.**

Inclusions:  
Property Listed By:

**NA**  
**RE/MAX First**

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





