



THE
A-TEAM

**RE/MAX
FIRST**

412 18 Avenue, Calgary T2E 1N4

MLS® #: **A2137118**

Area: **Winston Heights/Mountview**

Listing Date: **05/31/24**

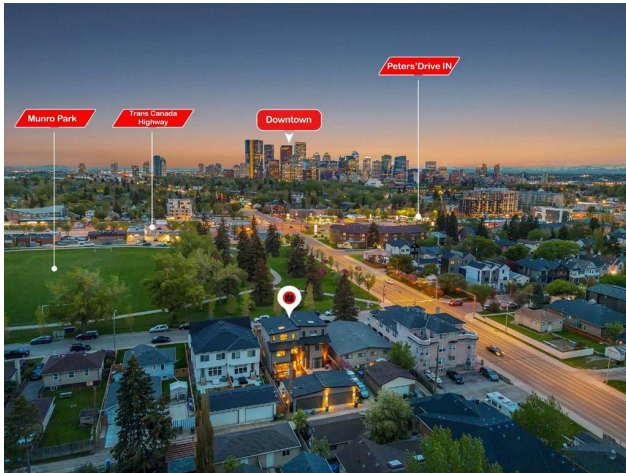
List Price: **\$1,049,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,673

Year Built:

2013

Low Sqft:

Ttl Sqft:

2,673

Lot Information

Lot Sz Ar:

3,132 sqft

Lot Shape:

DOM

120

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Low Maintenance Landscape,Views

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Barbecue**

Construction:

Stucco,Wood Frame

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer,Wine Refrigerator

Int Feat:

Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`11" x 5`0"	Bedroom	Second	9`9" x 14`4"
Bedroom	Second	9`11" x 13`8"	4pc Bathroom	Second	10`5" x 5`6"
Bedroom - Primary	Third	14`8" x 18`5"	5pc Ensuite bath	Third	12`2" x 12`1"
3pc Bathroom	Basement	8`9" x 4`11"	Bedroom	Basement	14`6" x 11`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

419R

Zoning:
R-C2

Remarks

Pub Rmks:

The owner would like to send share their letter to prospective buyers. "My wife and I has put our heart and soul into designing and building this home for our family to live in. We was a builder and this home was built by ourselves, we took pride of our quality work and pride of ownership in building and maintaining this home till now. From high-end exterior Aluminum, Stucco, to quality finishing inside including smooth flooring with enhanced Plywood subfloor, wood and glass railing, top of the line commercial kitchen appliances, all Grohe faucets, 10mm grass of showers, railing through the house, granite counter top through the house. Of the main reason, we chose to build our home hear is because of the perfect location, across the park giving plenty of parking space, quite street but still very close to 16 Ave and easy access to Deerfoot, also convenient bus stop just few walk away for our kids going to schools. You will also have great view to downtown from the Master bedroom. The house was built with of of details using top notch materials, appliances. The home is very cool in summer and warm in winter, we never need AC although we have the rough in for it, basement has in floor heating but I never need to turn it on because it's very warm in winter in the basement. My Realtor will compose a list of features of this home and will put it in last picture of listing. This home is a great place for your family, thank you"

Inclusions:
Property Listed By:

**Gazebo
CIR Realty**

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