



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2031 32 Avenue, Calgary T2T 1W7**

MLS®#: **A2140930**

Area: **South Calgary**

Listing Date: **06/13/24**

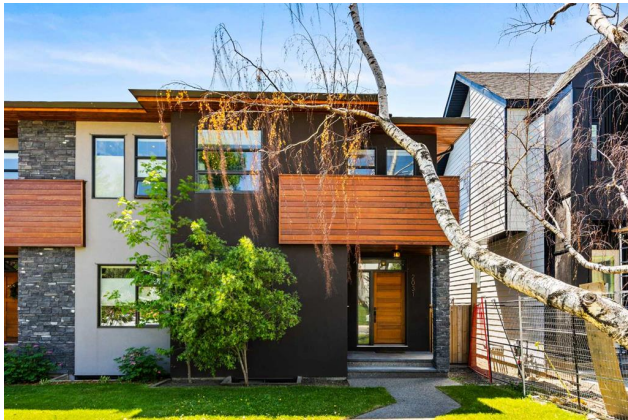
List Price: **\$1,074,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 24-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**2,001**

Year Built:

**2011**

Low Sqft:

Ttl Sqft:

**2,001**

Lot Information

Lot Sz Ar:

**3,121 sqft**

Lot Shape:

DOM

**15**

Layout

Beds:

**3 (3 )**

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,Few Trees,Lawn,Rectangular Lot**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Lighting**

Construction:

**Concrete,Stucco,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Warming Drawer,Washer,Window Coverings**

Int Feat:

**Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>20`5" x 19`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`7" x 10`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`4" x 9`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`3" x 10`1"</b>
<b>Game Room</b>	<b>Basement</b>	<b>26`3" x 19`2"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`7" x 11`8"</b>
<b>Office</b>	<b>Main</b>	<b>11`10" x 9`11"</b>
<b>Other</b>	<b>Upper</b>	<b>10`7" x 10`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 10`0"</b>
<b>Den</b>	<b>Basement</b>	<b>11`9" x 8`7"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

2pc Bathroom

Main

0`0" x 0`0"

4pc Bathroom  
Legal/Tax/Financial

Basement

0`0" x 0`0"

Title:  
**Fee Simple**  
Legal Desc:

**4479P**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **\*\*OPEN HOUSE SAT JUNE 29th, 1PM-3PM\*\* PRIME MARDa LOOP LOCATION! Don't miss out on this stunning luxury infill with a WALKOUT BASEMENT, loads of updates, a SOUTH BACKYARD, and only steps away from all that Marda Loop has to offer! Highlights of this bright and open home include a MODERN CHEF's kitchen with quartz counters | gas stovetop | built-in oven | PANTRY | farmhouse sink | large island, FRESH WHITE PAINT throughout, stylish black light fixtures/hood fan/hardware, a MAIN FLOOR OFFICE, multiple wet bars, UPSTAIRS LAUNDRY room with sink, custom shelving and storage throughout, beautiful exterior custom cedar soffit/patio and recessed lighting features, back mudroom entry, and loads more! Walk into the bright & open main level where you will discover large living and dining areas, perfect for entertaining friends & family, and head out to the deck/backyard, where you can enjoy your summer retreat! Upstairs showcases a stunning primary bedroom with a custom sitting area | wet bar | spa-inspired ensuite bath | balcony | large walk-in closet, 2 more large bedrooms, the upstairs laundry, and another full bath. The WALKOUT basement level is massive offering loads of space for entertainment, a wet bar, another full bath, and has options to expand by adding another bedroom(s). Step outside your door to the conveniences all around you with shopping, restaurants, grocery, and local amenities all close by. Additional Home Features include: Basement Infloor Heating (roughed in) | Central Vacuum | 9 Foot Ceiling | Stucco Exterior with Cedar Accents | 125 ft lot depth. Come check it out before it's gone!**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Solutions**

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

