



THE
A-TEAM

**RE/MAX
FIRST**

129 7 Avenue, Calgary T2E 0M6

MLS®#: **A2141737**

Area: **Crescent Heights**

Listing Date: **06/17/24**

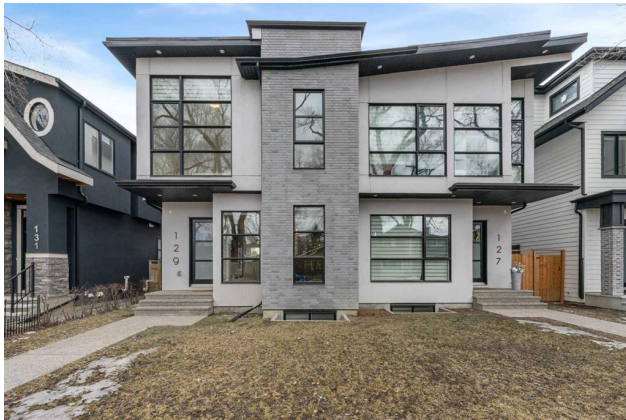
List Price: **\$1,299,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 17-Jul**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,589

Year Built:

2018

Low Sqft:

Ttl Sqft:

2,589

Lot Information

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

103

Layout

Beds:

5 (4 1)

Baths:

4.5 (4 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,No Neighbours Behind,Rectangular Lot

Double Garage Detached,Insulated

Utilities and Features

Roof: **Asphalt Shingle,Rubber**

Heating: **In Floor,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Brick,Stucco,Wood Frame

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave,Washer/Dryer,Window Coverings**

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Skylight(s),Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`1" x 6`2"	Dining Room	Main	16`1" x 24`6"
Kitchen	Main	16`1" x 24`6"	Living Room	Main	14`4" x 15`0"
4pc Bathroom	Second	10`1" x 4`11"	5pc Ensuite bath	Second	11`8" x 14`1"
Bedroom	Second	14`1" x 13`4"	Bedroom	Second	11`10" x 14`3"
Bedroom	Second	9`8" x 11`7"	Laundry	Second	5`4" x 8`9"
Walk-In Closet	Second	6`4" x 8`3"	5pc Ensuite bath	Third	13`8" x 19`11"

Bedroom - Primary
4pc Bathroom
Game Room

Third
Basement
Basement

15`4" x 16`2"
7`10" x 11`5"
12`11" x 18`10"

Walk-In Closet
Bedroom
Furnace/Utility Room

Third
Basement
Basement

6`9" x 9`5"
10`9" x 13`5"
13`8" x 17`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4456R

Zoning:
R-C2

Remarks

Pub Rmks:

Contemporary and elegant 3-storey custom-built home with views of the city in the premier neighborhood of Crescent Heights (2024 property assessment is at \$1,440,000.00)! A perfect combination of luxury and function thanks to attention to detail and impeccable use of every inch. Features a total of 5 beds (4+1) + 4.5 Baths | 2 master suites with 3,446 sq. ft. of luxurious living space | boasts infinite postcard views of downtown/parks on the 2nd and 3rd level | High ceilings on all 4 Levels | Gleaming engineered hardwood Flooring throughout (no carpet) | Italian quartz countertops in Kitchen & All Baths | Floor-to-ceiling windows on the main and upstairs levels capture spectacular views and allow vast sunlight to filter through | Custom designed open stairwell with 5 mm glass | Built-in speakers all around the house | High-end Miele appliance package | Sunny south-facing backyard; no neighbour behind | Central A/C | Step inside and admire the open-concept main floor, greeting you with a 10' high ceiling and beautiful engineered hardwood flooring. The good-sized dining room is on your right with modern and elegant lighting fixtures. The beautiful gourmet kitchen offers a big centre island w/quartz, gas cooktop w/ a pot filler, high end Miele SS appliances w/ a built-in refrigerator, oven, and microwave, and ceiling height cabinets. A gorgeous spacious living room with large windows and a gas fireplace is perfect for entertaining. A double sliding door leads you to your south backyard with gas hook-up; great for summer BBQs and gathering. The luxurious open stairs lead you to the 2nd floor with high ceilings. There are a total of 3 bedrooms including one master bedroom overlooking downtown, a luxurious 6 pc ensuite (double vanity, soaker tub, quartz countertops, big steam shower w/ seat, heated flooring). Another bedroom has an 11' high ceiling and a floor-to-ceiling window. The 3rd bedroom offers a 12'8" high ceiling w/ skylight. A laundry room and a 4 pc bath complete this floor. On the 3rd floor, you can enjoy your private master retreat on this whole level through the staircase w/ skylight. It features a huge glass sliding door that accesses your private balcony to enjoy the breathtaking views! A sumptuous 6 pc ensuite w/ heated flooring (double vanity, soaker tub, quartz countertops, standing shower w/ rain showerhead). The fully finished basement offers a 9' high ceiling, large rec room w/ a wet bar, the wine room, the 5th bedroom w/ built-in shelves & desk, and a full bath. Double garage is insulated & drywalled with back lane access. 2 furnaces and an upgraded roof. Located in one of Calgary's prettiest treelined streets, one block from Rotary Park with a spray park, playground, off-leash area, tennis courts & lawn bowling. A short walk to the river pathways, Crescent Heights ridge, dozens of trendy restaurants & 15 min by foot to the heart of downtown. ****CHECK OUT THE 3D VIRTUAL TOUR****. Call to book your private viewing!

Inclusions:
Property Listed By:

None
2% Realty

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