



THE
A-TEAM

**RE/MAX
FIRST**

1611 33 Avenue #1611, Calgary T2T 1Y6

MLS®#: **A2145629**

Area: **South Calgary**

Listing Date: **07/02/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 10-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2001**

Lot Information
Lot Sz Ar: **3,121 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **1,998**
Low Sqft:
Ttl Sqft: **1,998**

DOM

172
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Public
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Microwave,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Chandelier**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`6" x 12`1"	Living Room	Main	13`6" x 15`5"
Dining Room	Main	12`6" x 13`10"	Kitchen	Main	10`10" x 12`10"
Breakfast Nook	Main	10`4" x 15`7"	Bedroom - Primary	Second	13`6" x 16`0"
Bedroom	Second	9`8" x 15`0"	Bedroom	Second	9`10" x 13`1"
Laundry	Second	3`5" x 7`3"	Bedroom	Lower	9`2" x 12`4"
Bedroom	Lower	9`8" x 13`8"	Game Room	Lower	11`1" x 18`10"

Family Room
Storage
5pc Ensuite bath
4pc Bathroom

Lower
Lower
Second
Lower

12`1" x 16`7"
6`7" x 10`4"
5`10" x 15`6"
5`1" x 6`9"

Furnace/Utility Room
2pc Bathroom
4pc Bathroom

Lower
Main
Second

6`10" x 12`1"
4`10" x 6`7"
6`0" x 9`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4479P

Zoning:
RC-2

Remarks

Pub Rmks: **Amazingly beautiful 2-storey, 5 bedroom duplex located in Mardalooop area close to the downtown area and parks. This unit has artistically designed archways, columns, crown mouldings and 9-foot ceilings with spiral staircase, skylights and big windows for lots of sunshine. The master bedroom offers a vaulted ceiling and double french windows with a slight view of the downtown area. South deck is perfect for barbecue parties with nicely landscaped private backyard and a double detached garage.**

Inclusions:
Property Listed By:

N/A
eXp Realty

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







