



THE
A-TEAM

**RE/MAX
FIRST**

308 26 Avenue, Calgary T2E 1Z2

MLS®#: **A2145714**

Area: **Tuxedo Park**

Listing Date: **06/29/24**

List Price: **\$849,900**

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:

1,918

Year Built:

2013

Low Sqft:

Ttl Sqft:

1,918

Lot Information

Lot Sz Ar:

3,013 sqft

Lot Shape:

DOM

5

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

357

Access:

Lot Feat:

Park Feat:

**Back Yard,City Lot,Front Yard,Lawn,Private
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

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

Construction:

Stone,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings

Int Feat:

Central Vacuum,Dry Bar,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`11" x 15`9"
Dining Room	Suite	14`6" x 12`10"
4pc Bathroom	Upper	10`5" x 4`1"
Bedroom	Upper	12`2" x 15`8"
Bedroom - Primary	Upper	14`6" x 12`7"
Bedroom	Lower	13`8" x 12`0"

Room	Level	Dimensions
Kitchen	Main	16`0" x 15`9"
2pc Bathroom	Main	5`0" x 5`1"
5pc Ensuite bath	Upper	10`6" x 11`7"
Bedroom	Upper	9`11" x 11`8"
Walk-In Closet	Upper	5`2" x 8`7"
Game Room	Lower	15`4" x 30`9"

Furnace/Utility Room

Lower

6`2" x 18`0"

4pc Bathroom
Legal/Tax/Financial

Lower

5`1" x 7`10"

Title:
Fee Simple
Legal Desc:

2617AG

Zoning:
R-C2

Remarks

Pub Rmks:

Well located inner city property, over 1900 square feet, 2 Storey built in 2013. Walk in the door is a 9 feet ceiling, large Livingroom, south facing with bright natural lights, further in, an opening kitchen with island, granite counter top, extended full length of kitchen cabinet throughout, kitchen pantry, and over looking to the family room, with gas fire place and stone facing, back door to a large deck with gas line for BBQ oven. Back into the staircase upper level, primary bedroom with walk in closet, Master Ensuite with jetted tub, separated shower, his and her sink, skylight for natural lighting, an extra door to the front balcony. Back to the hall way, another skylight to shine your way to a main bath, Laundry room, 2 good size bedroom. On your way down to the basement, there is a 2 pieces bathroom for the main floor guesses, down to the basement, you will note a large recreational room, including a dry Bar, a large size bedroom, another 4 pieces bathroom. the house is freshly painted, brand new flooring all the way from top floor to the bottom floor, quality fixtures, pot lights, iron railings, ready for move in.

Inclusions:
Property Listed By:

none
URBAN-REALTY.ca

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









