



THE
A-TEAM

**RE/MAX
FIRST**

2010 41 Avenue, Calgary T2T 2M1

MLS®#: **A2146626** Area: **Altadore** Listing Date: **07/04/24** List Price: **\$1,324,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2022**
 Lot Information
 Lot Sz Ar: **3,067 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,Street Lighting**
 Park Feat: **Double Garage Detached**

DOM

74
Layout
 Beds: **5 (4 1)**
 Baths: **4.5 (4 1)**
 Style: **3 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: **None**
 Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,No Smoking Home,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Bathroom	Second	
4pc Bathroom	Basement		3pc Ensuite bath	Second	
5pc Ensuite bath	Third		Bedroom - Primary	Third	12`7" x 12`5"
Bedroom	Second	11`2" x 11`6"	Bedroom - Primary	Second	14`7" x 12`10"
Bedroom	Second	14`8" x 10`1"	Bedroom	Basement	12`10" x 12`7"
Living Room	Basement	18`11" x 16`10"	Laundry	Second	7`7" x 7`11"
Bonus Room	Second	12`10" x 12`8"	Living Room	Main	12`5" x 13`3"

Kitchen	Main	21`5" x 11`5"	Dining Room	Main	11`5" x 13`5"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	743AD

Remarks

Pub Rmks: **Indulge in the pinnacle of urban luxury living with this stunning three-story masterpiece featuring a rooftop retreat, meticulously crafted by the esteemed inner-city builder Chandan Homes. Embrace the essence of Altadore's prime location, granting effortless access to Crowchild and 50 Ave SW. Boasting contemporary allure, this home showcases a wealth of upscale upgrades, from the captivating brick siding to the sleek exposed aggregate walkway. Inside, revel in the refined details, including upgraded flat-painted ceilings, built-in speakers, and 8-foot interior doors, all complemented by wide-plank engineered hardwood flooring throughout the main and upper levels. Prepare to be captivated by the pristine white kitchen, adorned with premium wood cabinetry, textured herringbone backsplash, and quartz countertops. A sprawling eat-in island, accommodating up to six stools, anchors the space, while a top-of-the-line JENNAIR stainless steel appliance package adds a touch of sophistication. Designed for seamless entertaining, the open main floor seamlessly integrates the kitchen, dining, and living areas, enhanced by soaring 12-foot ceilings and abundant natural light streaming through extra transom windows above the double patio doors. Additional built-ins in the living room and mudroom elevate both style and functionality. The upper level, where three spacious bedrooms await, accompanied by a full bathroom and convenient laundry room. Ascend one more floor to the top level, where the primary suite has been located making this unique home stand out from the rest. Full primary bath and even a rooftop patio off your bedroom. So cool. The fully finished basement offers added space for relaxation and entertainment, boasting a rec room with a built-in media unit, wet bar, fourth bedroom, and full bathroom. Very rare chance to own this combination in Altadore, with 5 bedrooms total including 2 primary bedrooms with ensuites, making for a total of 4.5 baths. Don't wait too long to pick up this ultra-rare floor plan.**

Inclusions:	NA
Property Listed By:	eXp Realty

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