



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4728 41 Avenue, Calgary T3E 1H1**

MLS®#: **A2147834**

Area: **Glamorgan**

Listing **07/28/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **-\$49k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1972**

Lot Information

Lot Sz Ar: **5,823 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Level,Rectangular Lot**  
Park Feat: **Single Garage Attached**

DOM

**52**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey Split**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction:  
**Stone**  
Flooring:  
**Hardwood,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters,No Smoking Home,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`7" x 4`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 11`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 7`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`5" x 13`4"</b>
<b>Family Room</b>	<b>Main</b>	<b>16`11" x 11`5"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`11" x 12`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 8`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`1" x 8`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`4" x 4`11"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>7`0" x 4`10"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>12`3" x 11`3"</b>	<b>Office</b>	<b>Main</b>	<b>10`6" x 9`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`5" x 12`6"</b>	<b>Family Room</b>	<b>Basement</b>	<b>18`9" x 10`9"</b>

4pc Bathroom

Basement

12`1" x 8`7"

Laundry  
Legal/Tax/Financial

Basement

6`5" x 5`3"

Title:  
**Fee Simple**  
Legal Desc:

**7429JK**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Nestled on a tranquil street in the well-established community of Glamorgan, this stunning updated 2-story split home on a large 53'x110' lot offers ample space and exceptional features. The welcoming entry boasts sprawling hardwood floors that lead into a spacious living room and dining area. The modernized kitchen features newer cabinets, granite countertops, and stainless-steel appliances. Step down into the cozy family room, complete with a wood-burning fireplace and patio doors opening to an impressive solarium - the perfect spot for your morning coffee. The upper floor includes three generously sized bedrooms and two full bathrooms, including a master suite with a 3-piece ensuite bathroom and walk-in closet. The basement is an entertainer's dream, with a large recreation room, wet bar, laundry room with sink, and an 4-piece bathroom featuring a jetted tub and separate shower. Additional highlights include a main floor office to work-from-home, an oversized single attached garage, a wide driveway offering ample parking, and a large yard with mature trees, providing a serene setting rarely found in newer communities. Newer furnaces, tankless hot water, triple pane windows in the great room, dishwasher and microwave hood fan, flooring, pocket doors on the upper level, interior and exterior paint, potlights, landscaping, toilets and fully renovated solarium are just a few of the recent updates for you to enjoy!**

Inclusions:  
Property Listed By: **NA  
CIR Realty**

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





















