



THE
A-TEAM

**RE/MAX
FIRST**

910 32 Street, Calgary T2N 2W2

MLS® #: **A2150128**

Area: **Parkdale**

Listing Date: **07/16/24**

List Price: **\$1,297,900**

Status: **Active**

County: **Calgary**

Change: **-\$91k, 16-Aug**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,169

Year Built:

2024

Low Sqft:

Ttl Sqft:

2,169

Lot Information

Lot Sz Ar:

290 sqft

Lot Shape:

DOM

62

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Cul-De-Sac,Landscaped,Private,Views

Alley Access,Double Garage Detached,Garage Door Opener

Utilities and Features

Roof:

Vinyl,Membrane

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Balcony,BBQ gas line,Lighting,Private Yard

Construction:

**ICFs (Insulated Concrete Forms),Metal Siding
,Stucco,Wood Frame**

Flooring:

Ceramic Tile,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

ICF Block,Poured Concrete

Kitchen Appl:

Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Gas Cooktop,Humidifier,Microwave,Range Hood

Int Feat:

**Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz
Counters,See Remarks,Smart Home,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`9" x 14`11"	Family Room	Main	14`4" x 14`5"
Living/Dining Room Combination	Main	13`5" x 11`1"	Bedroom - Primary	Second	10`10" x 12`2"
6pc Ensuite bath	Second	8`7" x 10`11"	Walk-In Closet	Second	9`8" x 6`6"
Bedroom	Second	9`8" x 13`5"	Bedroom	Second	9`8" x 13`5"
Bedroom	Basement	11`2" x 10`8"	Bedroom	Basement	11`4" x 10`8"

Living Room
Loft
2pc Bathroom

Basement
Third
Main

12`6" x 11`6"
12`4" x 25`10"
5`9" x 5`0"

4pc Bathroom
4pc Bathroom

Basement
Second

11`2" x 5`4"
8`8" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8321AF

Zoning:
R-C2

Remarks

Pub Rmks:

OPEN HOUSE SUNDAY 1PM-4PM. Welcome to Parkdale, EXECUTIVE LIVING! Glorious FIVE bedroom, THREE STOREY home! Comes with all the bells and whistles, including a roof top patio that overlooks downtown Calgary to the East and the Bow River to the South! Nothing was spared when constructing this Magnificent Home! Starting with a full ICF foundation, followed by upgrades and extras galore! Three full floors and all staircases complete with engineered hardwood. Move downstairs to fully finished basement that includes two bedrooms, living area and four piece bath. Vinyl plank & Ceramic tile flooring in the basement. No Carpet House! The Chef's kitchen includes high end imported appliances only. Panelled, built in fridge, built in gas stove, wall oven, oversized kitchen quartz island, second bar area / prep island, built in pantry, and the list goes on and on. Retreat to the primary bedroom that offers large walk in closet and six piece ensuite area. Two large bedrooms and the laundry area finish off the second floor nicely. Upgraded fixtures, automatic lighting, under cabinet and island lighting, closet organizers throughout, mud room built ins, foyer area, fireplace in the main floor family area also with built in bookcase, double detached garage, private rear deck, fully landscaped, upgraded exterior stone, metal siding and stucco system. What have i left out? Oh yes, third floor retreat / loft area that walks out onto private roof top patio area, that include views on top of views! Come check out this beautiful home before it is gone. Premier inner city neighbourhood! Steps from Foothills Hospital, bus routes and all amenities! Call you favorite Realtor or message to view! Quality craftsmanship and PRICED TO SELL!

Inclusions:
Property Listed By:

n/a
CIR Realty

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