



THE
A-TEAM

**RE/MAX
FIRST**

2407 28 Avenue, Calgary T2T 1L1

MLS®#: **A2150689**

Area: **Richmond**

Listing Date: **07/30/24**

List Price: **\$999,999**

Status: **Pending**

County: **Calgary**

Change: **-\$60k, 10-Sep**

Association: **Fort McMurray**



General Information

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

City/Town: **Calgary**
 Year Built: **2018**

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

Access:
 Lot Feat: **Back Lane,Front Yard,See Remarks**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **2,000**
 Low Sqft:
 Ttl Sqft: **2,000**

DOM

51

Layout
 Beds: **4 (3 1)**
 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: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Stone,Stucco**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,See Remarks,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`11" x 15`8"
Family Room	Main	19`0" x 13`9"
Laundry	Second	5`11" x 5`5"
Bedroom - Primary	Second	14`0" x 14`2"
Bedroom	Second	10`9" x 10`5"
2pc Bathroom	Main	5`7" x 4`11"
5pc Bathroom	Second	10`3" x 7`10"

Room	Level	Dimensions
Dining Room	Main	16`0" x 11`2"
Foyer	Main	6`6" x 6`0"
Mud Room	Main	8`9" x 5`5"
Bedroom	Second	14`0" x 10`3"
Bedroom	Basement	12`11" x 12`9"
3pc Bathroom	Basement	10`0" x 5`5"
5pc Ensuite bath	Second	13`10" x 10`4"

Title: **Fee Simple**
 Zoning: **R-C2**
 Legal Desc: **4479P**

Remarks

Pub Rmks: **Located in the heart of Richmond, Calgary, this exquisite modern home features 3+1 bedrooms and over 2900 sq ft of beautifully designed living space. As you enter the bright, open main level, you'll be welcomed by wide plank hardwood floors and impressive high ceilings, accentuated by recessed lighting and stylish fixtures. The foyer and spacious dining area with its soaring ceiling seamlessly flow into a kitchen finished with quartz countertops, an island/eating bar, ample storage, and a stainless steel appliance package. The living room, which boasts a feature gas fireplace, opens to the kitchen, creating an ideal space for entertaining. The main level also includes a convenient 2-piece powder room and a mudroom. Upstairs, you'll find two generously sized bedrooms that share a 5-piece main bath, along with a handy laundry room and additional storage. The private primary suite features a walk-in closet and a luxurious 5-piece ensuite with dual sinks, a relaxing freestanding soaker tub, and a separate shower. The finished basement offers a large recreation/media room with a wet bar, a fourth bedroom, and a 4-piece bath. Additional highlights include new air conditioning, a backyard with a deck, and access to a double detached garage. The unbeatable inner-city location is just blocks from the vibrant Marda Loop, and it's conveniently close to excellent schools, shopping, public transit, and offers easy access to downtown via 17th Ave.**

Inclusions: **N/A**
 Property Listed By: **Coldwell Banker Mountain Central**

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











