



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**110 18 Street, Calgary T2N2G3**

MLS® #: **A2150776**

Area: **Hillhurst**

Listing Date: **07/18/24**

List Price: **\$1,255,000**

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: **2008**

Lot Information  
Lot Sz Ar: **2,637 sqft**  
Lot Shape:

Access:  
Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Low Maintenance Landscape**  
Park Feat: **Alley Access,Double Garage Attached**

Finished Floor Area  
Abv Sqft: **2,168**  
Low Sqft:  
Ttl Sqft: **2,168**

DOM

**60**  
Layout  
Beds: **3 (3)**  
Baths: **3.0 (2 2)**  
Style: **2 Storey Split,Side by Side**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Lighting,Private Yard**

Construction: **See Remarks,Stucco**  
Flooring: **Ceramic Tile,Concrete,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Skylight(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 5`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`2" x 7`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>19`11" x 13`10"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>5`0" x 16`6"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>8`8" x 9`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`11" x 8`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`1" x 13`3"</b>	<b>Office</b>	<b>Upper</b>	<b>8`6" x 9`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`3" x 13`0"</b>	<b>2pc Bathroom</b>	<b>Lower</b>	<b>5`3" x 4`11"</b>

**Bonus Room**

**Lower**

**9`3" x 13`9"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**1011087**

Zoning:

**R-C2**

Remarks

Pub Rmks:

**Welcome to this beautiful and unique semi-detached home located in the inner-city community of Hillhurst! This home offers 3 BEDROOMS + OFFICE/FLEX SPACE, 4 BATHROOMS, and over 2,680 SQFT of livable space. This contemporary architect-designed home includes exceptional features such as commercial-grade steel frame door casings, steel beam construction, and custom European windows. This is truly a one-of-a-kind residential build! As you enter the home, you are greeted by the 14ft high ceilings and an abundance of natural light from the large windows on all sides. You will quickly notice the gorgeous open-riser steel staircase with 10mm tempered glass connecting from the living room and as you walk up the bi-level stairs to the kitchen area. In the kitchen, you will find extra high-end cabinetry for all your storage needs, beautiful applicates, a kitchen island and a huge window above the sink with downtown views. There is a newly added deck off the kitchen that will lead you to your private backyard, perfect for entertaining your friends and family! The backyard includes a beautiful cedar fence, lighting, and is fully landscaped to include planter boxes and mature trees. Walking up the open-riser stairs to the second floor you will find SEVEN beautiful SKYLIGHTS and more city views from the bonus space which can be used as a gym/office/movie space. The second floor includes 3 bedrooms, 2 bathrooms and the laundry room. The master ensuite includes a soaker tub, a steam shower and a large rainfall shower-head, and double vanity. Heading down to the basement you will pass the attached HEATED DOUBLE GARAGE. The basement includes a modern fireplace and epoxy floor that is heated, perfect for keeping cozy on cold nights! The basement includes a full bathroom which was recently redone to include a shower and there is also an additional flex room. Perfectly located in Hillhurst and a short walk to Kensington where you can find Calgary's best restaurants, bars and shopping. Great proximity to the river and pathways, downtown, great schools and hospitals. Book a showing with your favourite realtor. This home will not disappoint!**

Inclusions:

**N/A**

Property Listed By:

**eXp Realty**

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