



THE
A-TEAM

**RE/MAX
FIRST**

2433 6 Avenue, Calgary T2N 0X5

MLS®#: **A2151151**

Area: **West Hillhurst**

Listing Date: **07/19/24**

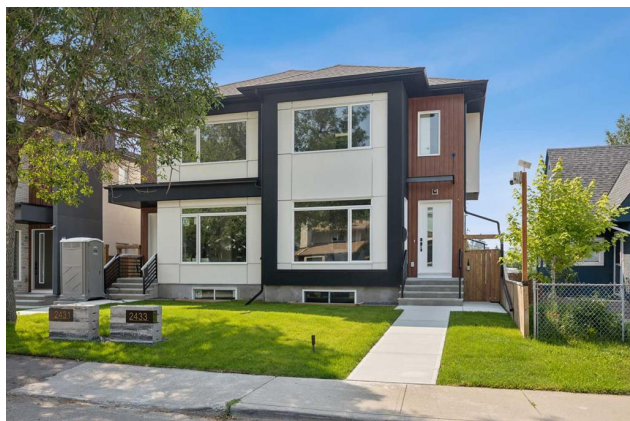
List Price: **\$1,198,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 11-Sep**

Association: **Fort McMurray**



General Information

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

City/Town: **Calgary**
 Year Built: **2024**

Lot Information
 Lot Sz Ar: **34,982 sqft**
 Lot Shape: **25x130**

Access:
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Lawn**
 Park Feat: **Double Garage Detached,Off Street**

Finished Floor Area
 Abv Sqft: **2,056**
 Low Sqft:
 Ttl Sqft: **2,056**

DOM

59

Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey,Side by Side**

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,In Floor,In Floor Roughed-In,Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Barbecue,Lighting,Private Entrance,Private Yard,Rain Gutters**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Electric Oven,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Wine Refrigerator**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Dry Bar,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Skylight(s),Soaking Tub,Storage,Sump Pump(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Construction: **Metal Frame,Metal Siding ,Stucco**
 Flooring: **Carpet,Hardwood,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`7" x 6`3"	Dining Room	Main	13`10" x 14`6"
Kitchen With Eating Area	Main	16`7" x 13`10"	Office	Main	5`3" x 5`6"
Living Room	Main	12`9" x 14`11"	2pc Bathroom	Main	4`11" x 5`3"
Mud Room	Main	7`2" x 5`1"	Bedroom - Primary	Upper	13`11" x 13`5"
Walk-In Closet	Upper	5`8" x 6`11"	5pc Ensuite bath	Upper	12`6" x 9`9"
Laundry	Upper	7`5" x 6`0"	Nook	Upper	8`4" x 5`8"

Bedroom	Upper	9`9" x 9`11"	3pc Ensuite bath	Upper	5`10" x 5`9"
Bedroom	Upper	9`9" x 12`0"	Walk-In Closet	Upper	6`0" x 3`11"
4pc Ensuite bath	Upper	8`0" x 7`8"	Furnace/Utility Room	Basement	8`4" x 8`8"
Mud Room	Basement	5`4" x 55`1"	Bedroom	Basement	13`2" x 9`6"
Walk-In Closet	Basement	2`11" x 4`5"	Laundry	Basement	5`4" x 3`3"
Kitchen With Eating Area	Basement	8`11" x 11`10"	Dining Room	Basement	5`2" x 7`3"
Storage	Basement	3`1" x 12`8"	Family Room	Basement	12`7" x 14`11"
4pc Bathroom	Basement	8`11" x 5`8"	Storage	Basement	5`11" x 6`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2310655**

Zoning: **R-C2**

Remarks

Pub Rmks: **NEW ATTRACTIVE PRICE FOR AN ATTRACTIVE HOME!!!! BIG MORTGAGE HELPER! Live-up, rent-down creates \$2000+/month rental income. Welcome home! This contemporary 2024 New Build is nestled in the highly sought-after neighbourhood of West Hillhurst featuring top-rated schools, restaurants and shops! This semi-detached home in the heart of the inner city offers a seamless blend of luxurious living and urban convenience. As you step inside, you'll be stunned by the sense of spaciousness of the open concept and the warmth of the interior design. The main floor features 10-foot ceilings completed with a floating ceiling drop integrated with LEDs above the kitchen island. The chef's kitchen featuring top-of-the-line Fisher and Paykel appliances, including a built-in fridge, dishwasher, microwave, and wall oven. The remarkable 4'x9' black leathered marble kitchen island is a fantastic gathering spot for family and friends while you are preparing a delicious meal for them. A dedicated office space on the main floor offers quiet and enclosed space for the convenience of working from home. The party wall throughout the house has been upgraded for better soundproofing. Heading upstairs, three spacious bedrooms, each with its OWN ENSUITE, ensure privacy and comfort for all. The convenience of the primary laundry room on this floor adds to the home's practicality and ease of living. The luxurious master suite, complete with a walk-in closet and a spa-like ensuite bathroom boasting upgraded in-floor heating, a soaking tub, and a separate shower finished with high-end Italian tile. The legal secondary suite in the basement offers one large bedroom and a spacious living room with a large walk-in closet, designed specifically for a second-bedroom conversion. The whole basement has also been upgraded for better soundproofing. Finally, a 21'X21' oversized double detached garage features an EV charger and an 8' garage door, which provides more than enough space for parking trucks and storing larger vehicles. Don't miss the opportunity of finding the home where your heart belongs.**

Inclusions: **None**
 Property Listed By: **Homecare Realty Ltd.**

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









