



THE
A-TEAM

**RE/MAX
FIRST**

1725 10 Street #1, Calgary T2T 3E9

MLS®#: **A2152916** Area: **Lower Mount Royal** Listing Date: **07/26/24** List Price: **\$1,074,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2013**

Finished Floor Area

Abv Sqft: **2,437**
 Low Sqft:
 Ttl Sqft: **2,437**

DOM

52
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Lawn,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Other**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`10" x 12`6"	Dining Room	Main	13`2" x 9`7"
Living Room	Main	14`3" x 13`0"	Foyer	Main	8`4" x 5`3"
Family Room	Basement	18`9" x 10`2"	Mud Room	Main	15`4" x 5`10"
Laundry	Upper	8`6" x 5`8"	Storage	Basement	10`4" x 6`7"
Furnace/Utility Room	Basement	10`5" x 9`3"	Bedroom - Primary	Third	19`6" x 13`0"
Bedroom	Upper	12`10" x 10`9"	Bedroom	Upper	13`0" x 11`5"

Bedroom
3pc Bathroom
5pc Ensuite bath

Basement
Basement
Upper

11`7" x 9`11"

2pc Bathroom
4pc Bathroom

Main
Upper

Legal/Tax/Financial

Condo Fee:
\$701

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **1412951**

Remarks

Pub Rmks: **Located just steps to 17th Avenue, this chic & sophisticated 3+1 bedroom townhome in Lower Mount Royal offers fresh paint, new flooring & over 3000 sq ft of developed living space. The bright & open main level presents hardwood floors, high ceilings & is illuminated with recessed lights & stylish light fixtures, showcasing the living room with feature fireplace & built-ins. The dining area provides ample space to host a family gathering or dinner party. Just a few steps away, is the kitchen that's tastefully finished with quartz counter tops, island/eating bar, plenty of storage & stainless steel appliances. Completing the main level is a convenient mudroom & 2 piece powder room. The second level hosts 2 good-sized bedrooms, a 4 piece main bath plus a laundry room with sink & storage. On the third level, is a private primary retreat with sitting area, large walk-in closet & opulent 5 piece ensuite with dual sinks, relaxing freestanding soaker tub & oversized shower. Up one more level, is an amazing rooftop patio with outstanding views. Basement development with in-floor heat, includes a family/media room, fourth bedroom & 3 piece bath. Other notable features include central air conditioning, built-in speakers throughout & a double attached tandem garage. This luxurious townhome is steps to 17th Avenue restaurants & night life, shopping, schools, public transit & walking distance or a short drive to the downtown core.**

Inclusions:
Property Listed By: **None.**
RE/MAX Real Estate (Central)

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