



THE
A-TEAM

**RE/MAX
FIRST**

632 26 Avenue, Calgary T2M 2E5

MLS®#: **A2155648**

Area: **Mount Pleasant**

Listing Date: **08/06/24**

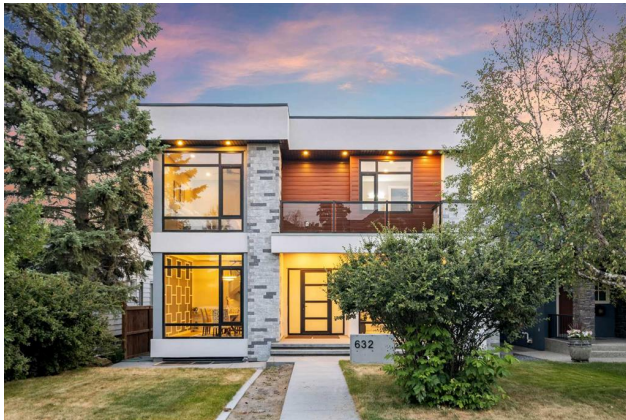
List Price: **\$2,288,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **5,425 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,030**

Low Sqft:

Ttl Sqft: **3,030**

DOM

137

Layout

Beds: **4 (3 1)**

Baths: **5.0 (5 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Level,Rectangular Lot**
Park Feat: **Triple Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Tankless Hot Water,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	19`8" x 16`10"
Den	Main	12`1" x 11`10"
3pc Bathroom	Main	8`11" x 6`0"
Living Room	Main	20`4" x 17`6"
Pantry	Main	5`6" x 7`8"
5pc Ensuite bath	Upper	15`0" x 11`9"

Room	Level	Dimensions
Dining Room	Main	11`9" x 14`0"
Mud Room	Main	7`1" x 6`0"
Kitchen	Main	13`8" x 20`2"
Mud Room	Main	6`8" x 7`8"
Bedroom - Primary	Upper	18`1" x 15`2"
Walk-In Closet	Upper	17`1" x 6`10"

