



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**728 & 728A 54 Avenue, Calgary T2V 0E1**

MLS®#: **A2155925**

Area: **Windsor Park**

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

List Price: **\$1,100,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Full Duplex**  
City/Town: **Calgary**  
Year Built: **1962**  
Lot Information  
Lot Sz Ar: **6,436 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,004**  
Low Sqft:  
Ttl Sqft: **2,004**

DOM

**41**  
Layout  
Beds: **7 (4 3 )**  
Baths: **4.0 (4 0)**  
Style: **4 Level Split, Side by Side**

Parking

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

Access:  
Lot Feat: **Back Lane, Landscaped, Rectangular Lot**  
Park Feat: **Alley Access, Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer**  
Int Feat: **Breakfast Bar, Double Vanity, Granite Counters, Open Floorplan, Storage, Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`6" x 12`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`9" x 11`8"</b>
<b>Laundry</b>	<b>Basement</b>	<b>5`6" x 3`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`7" x 3`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`10" x 9`7"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`2" x 9`0"</b>
<b>5pc Bathroom</b>	<b>Main</b>	<b>8`5" x 7`10"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`5" x 8`1"</b>
<b>Family Room</b>	<b>Basement</b>	<b>22`5" x 17`8"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`7" x 6`2"</b>
<b>Cold Room/Cellar</b>	<b>Basement</b>	<b>13`1" x 3`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`10" x 9`2"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`0" x 9`3"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`10" x 6`3"</b>

<b>Living Room</b>	<b>Main</b>	<b>13`4" x 13`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`9" x 11`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`5" x 8`1"</b>	<b>5pc Bathroom</b>	<b>Main</b>	<b>8`5" x 7`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`10" x 9`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`10" x 9`3"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>14`6" x 18`6"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`8" x 8`8"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`7" x 6`1"</b>	<b>Family Room</b>	<b>Basement</b>	<b>18`7" x 18`0"</b>
<b>Cold Room/Cellar</b>	<b>Basement</b>	<b>13`0" x 7`1"</b>	<b>Laundry</b>	<b>Basement</b>	<b>10`7" x 6`1"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C2**  
 Legal Desc: **1524HA**

Remarks

Pub Rmks: **This full duplex sits on a 53' x 120' lot offering two deceivingly spacious 4-level split dwellings. Both sides feature stunning vaulted open beam ceilings on the main level. Charming wood-burning fireplaces and plenty of natural light thanks to the dual skylights on the main floor. The West side (728A) had extensive renovations completed a few years back that include an updated kitchen, 5-piece bathroom, lighting, vinyl plank flooring, paint & window coverings. This side provides three bedrooms: 2 on the upper level + 1 on the lower level as well as 2 Full bathrooms; 5-piece on the main floor + 4-piece in the basement. The east side dwelling (728) has FOUR bedrooms (2 up + 2 down) plus 2 full bathrooms (5-piece on the main floor + 4-piece in the basement). The prime location close to transit and amenities makes this property attractive to buyers and tenants alike. Private fenced backyards and partitioned double car garage give both sides their own space. Other recent upgrades include the shingles and windows. This property needs to be seen to truly appreciate the character and features this well-maintained duplex has to offer.**

Inclusions: **None**  
 Property Listed By: **RE/MAX iRealty Innovations**

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