



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**504 22 Avenue, Calgary T2M 1N6**

MLS®#: **A2158109** Area: **Mount Pleasant** Listing Date: **08/19/24** List Price: **\$790,000**  
 Status: **Active** County: **Calgary** Change: **-\$19k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1998**  
 Lot Information  
 Lot Sz Ar: **2,992 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Landscaped**  
 Park Feat: **Double Garage Detached,Garage Door Opener,Insulated**

DOM

**30**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Linoleum**  
 Sewer: Ext Feat: **Garden,Private Yard** Water Source: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Washer/Dryer,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Skylight(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`0" x 11`10"	Kitchen	Main	11`0" x 11`0"
Dining Room	Main	10`6" x 7`11"	Foyer	Main	8`11" x 5`2"
Den	Main	13`8" x 10`3"	2pc Bathroom	Main	5`3" x 4`11"
Other	Main	15`0" x 14`0"	Bedroom - Primary	Upper	14`5" x 12`7"
Bedroom	Upper	14`5" x 9`9"	Bedroom	Upper	13`8" x 11`10"
4pc Bathroom	Upper	9`9" x 4`11"	4pc Ensuite bath	Upper	8`4" x 4`10"
Game Room	Lower	15`10" x 10`10"	Bedroom	Lower	19`3" x 9`7"

Laundry Lower 10`1" x 7`11" 4pc Bathroom Lower 7`10" x 4`10"  
 Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: 29340

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Wow, Excellent Value! Check out this Beautiful inner-city home is within walking distance of Tons of Excellent Amenities including Confederation Park, the community rink, pool, playground & community centre. Only 10 mins to Downtown Core on express bus. Bike to SAIT, University of Calgary and downtown within minutes (Biker's Paradise with 97% WalkScore). Several great schools and tons of trendy Restaurants & Cafes are steps away...so much to LOVE about this community. From the welcoming front porch, step inside to main level with front Den/Office space & built-in cabinetry for your convenience. HARDWOOD flooring throughout. GORGEOUS Custom-Built Kitchen featuring massive Kitchen ISLAND, upgraded Lighting, QUARTZ Countertops and plenty of Cabinet & Counterspace. Upgraded Appliances including High end Bertazzoni Gas Stove, convection oven, and Modern Custom-Built Hoodfan. Enjoy entertaining with Kitchen flowing seamlessly to Living Room area with gas Fireplace, the perfect space to relax and unwind. Dining area features Patio door to Private, very Low Maintenance Backyard, enjoy BBQs and morning coffee from this cozy and Private Oasis. Upstairs features 3 bedrooms including Primary with 4pc Ensuite and great sized Walk-In Closet. TWO additional rooms, both well proportioned and 4 piece bathroom complete the upper floor. Skylight and large windows give this area an abundance of Natural lighting. Downstairs is Fully Developed with huge 4th bedroom, additional 4 piece bathroom, REC Room plus plenty of storage space. Additional upgrades include 2 hot water tanks, Air Conditioning and new light fixtures throughout. DOUBLE Detached Garage is insulated and spacious enough for vehicles and workshop space. Just Move in and enjoy this AMAZING home and community. Call today to view!**

Inclusions: **Bookshelves in front room, TV wall mount in Living Room**  
 Property Listed By: **RE/MAX iRealty Innovations**

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

















