



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2819 23A Street, Calgary T2M 3Y6**

MLS® #: **A2158466**

Area: **Banff Trail**

Listing Date: **08/21/24**

List Price: **\$897,000**

Status: **Active**

County: **Calgary**

Change: **-\$900, 03-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,951**

Year Built:

**2013**

Low Sqft:

Lot Information

Ttl Sqft:

**1,951**

Lot Sz Ar:

**3,003 sqft**

Lot Shape:

DOM

**29**

Layout

Beds:

**4 (3 1)**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Lawn,Interior Lot,Landscaped,Level**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Manufactured Floor Joist,Silent Floor**

**Joists,Stone,Stucco,Wood Frame**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Refrigerator,Washer,Window Coverings,Wine Refrigerator**

Int Feat:

**Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Skylight(s),Vinyl**

**Windows,Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>20`1" x 13`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>19`2" x 16`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`8" x 11`7"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`0" x 12`7"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>13`7" x 10`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`7" x 9`5"</b>
<b>Laundry</b>	<b>Upper</b>	<b>8`5" x 5`5"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	

Game Room  
3pc Bathroom  
Furnace/Utility Room

Basement  
Basement  
Basement

19`2" x 15`2"

9`4" x 9`1"

Bedroom  
Storage

Legal/Tax/Financial

Basement  
Basement

13`7" x 12`3"

9`8" x 5`3"

Title:  
**Fee Simple**  
Legal Desc:

1312148

Zoning:  
R-C2

Remarks

Pub Rmks:

**WOW! Here is your chance to live in a GORGEOUS and EXTENSIVELY UPGRADED infill, within a few minutes walk to CONFEDERATION PARK and SUPER CLOSE to U of C, schools, McMahon Stadium and more! This exciting home boasts 10" CEILINGS, GRANITE COUNTERS THROUGHOUT, STAINLESS APPLIANCES, DEVELOPED BASEMENT, DOUBLE GARAGE, CENTRAL A/C and so much more! The main floor is home to a WIDE OPEN great room complete with central kitchen with a huge island, full height cabinets and a 5 burner gas stove. The bright family room boasts a gorgeous gas fireplace with built-ins and a 50" TV INCLUDED! The dining room is bright and spacious and the perfect place for entertaining. The upper floor is home to a huge primary bedroom, complete with a SPA LIKE 5pc ensuite bath, upper laundry room, 2 secondary bedrooms and a full bathroom. The basement is FULLY FINISHED and is home to a large rec room complete with wet bar, perfect for family movie nights. There is also a FOURTH BEDROOM on this level, another full bathroom and loads of storage! From Crown moldings, to 8" doors, hand scraped hardwood and luxurious tile, this home is stunning and in a centrally located neighborhood!**

Inclusions:  
Property Listed By:

50" TV in main floor family room  
Century 21 PowerRealty.ca

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











