



THE
A-TEAM

**RE/MAX
FIRST**

1539 33 Avenue, Calgary T2T 1Y4

MLS® #: **A2158543** Area: **South Calgary** Listing Date: **08/16/24** List Price: **\$679,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2019**

Finished Floor Area
 Abv Sqft: **1,619**
 Low Sqft:
 Ttl Sqft: **1,619**

DOM

33
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Low Maintenance Landscape**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Sump Pump(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`2" x 12`4"
Dining Room	Second	14`2" x 9`2"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Third	14`2" x 9`8"
4pc Ensuite bath	Third	0`0" x 0`0"
2pc Bathroom	Basement	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Second	14`2" x 9`0"
Bedroom	Second	14`2" x 9`2"
Bedroom - Primary	Third	14`2" x 12`5"
3pc Ensuite bath	Third	0`0" x 0`0"
Flex Space	Basement	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$333

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **1911628**

Remarks

Pub Rmks: **Exceptional inner-city townhouse with top-notch construction. This home features DOUBLE MASTER bedrooms, each with its own ENSUITE bath, and a THIRD BEDROOM on the second level that can be used as an office or guest room. The basement includes a FLEX SPACE that can be used as a gym, office or additional bedroom and the entire unit is equipped with AIR CONDITIONING. Enjoy a massive ROOFTOP PATIO perfect for private gatherings and sunbathing on warm summer days. The property boasts upgraded lighting, high-quality JennAir STAINLESS STEEL APPLIANCES, ENGINEERED HARDWOOD FLOORING, and more! The oversized single attached garage accommodates both a car and a motorcycle. With a well-designed layout, including 3+1 bedrooms and 3.5 bathrooms, this townhouse is within walking distance to amenities, schools, MARDA LOOP shopping district, diverse restaurants, and parks. A beautifully designed home in a prime location—don't miss out!**

Inclusions: **N/A**
Property Listed By: **Homecare Realty Ltd.**

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