



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**440 20 Avenue, Calgary T2M 1C4**

MLS®#: **A2160282**

Area: **Mount Pleasant**

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

List Price: **\$969,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**2,161**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**2,161**

Lot Information

Lot Sz Ar:

**3,125 sqft**

Lot Shape:

DOM

**25**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,City Lot,Landscaped,Rectangular Lot  
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete,Slab**

Kitchen Appl:

**Built-In Oven,Built-In Refrigerator,Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer**

Int Feat:

**Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**

Utilities:

Room Information

| Room                     | Level         | Dimensions            | Room                | Level         | Dimensions            |
|--------------------------|---------------|-----------------------|---------------------|---------------|-----------------------|
| <b>Living Room</b>       | <b>Main</b>   | <b>13`3" x 15`5"</b>  | <b>Dining Room</b>  | <b>Main</b>   | <b>13`9" x 12`10"</b> |
| <b>Kitchen</b>           | <b>Main</b>   | <b>13`1" x 20`0"</b>  | <b>Pantry</b>       | <b>Main</b>   | <b>6`5" x 5`0"</b>    |
| <b>2pc Bathroom</b>      | <b>Main</b>   | <b>6`8" x 5`0"</b>    | <b>Mud Room</b>     | <b>Main</b>   | <b>6`8" x 8`11"</b>   |
| <b>Bedroom - Primary</b> | <b>Second</b> | <b>13`0" x 18`11"</b> | <b>Bedroom</b>      | <b>Second</b> | <b>10`1" x 15`11"</b> |
| <b>Bedroom</b>           | <b>Second</b> | <b>9`11" x 12`7"</b>  | <b>Bonus Room</b>   | <b>Second</b> | <b>13`7" x 9`0"</b>   |
| <b>5pc Bathroom</b>      | <b>Second</b> | <b>10`3" x 19`11"</b> | <b>4pc Bathroom</b> | <b>Second</b> | <b>10`0" x 5`1"</b>   |
| <b>Laundry</b>           | <b>Second</b> | <b>6`1" x 7`8"</b>    | <b>Bedroom</b>      | <b>Suite</b>  | <b>13`10" x 13`8"</b> |

**Living Room**  
**Kitchen**

**Suite**  
**Suite**

**19`3" x 20`7"**  
**12`5" x 8`4"**

**4pc Bathroom**

**Suite**

**5`0" x 8`4"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

Zoning:

**RC 2**

**21290**

Remarks

Pub Rmks:

**This stunning, brand-new duplex offers a luxurious living experience with its thoughtfully designed 3 bedrooms plus a versatile bonus room, perfect for any lifestyle needs. Additionally, the property includes a fully legal one-bedroom suite with a separate entrance, providing an excellent opportunity for rental income or private guest accommodation. The main floor boasts soaring 10-foot ceilings, enhancing the spacious feel of the open-concept living area , nice upgraded kitchen with quartz countertops and good size pantry . Upgraded throughout, this home features high-end appliances, ensuring both style and functionality in the kitchen. The master bedroom suite is an oasis of comfort and coziness, offering a perfect retreat after a long day. A double car garage provides ample parking and storage space. Situated with a downtown view, this duplex combines luxury, convenience, and breathtaking surroundings for the perfect urban living experience. Near to all amenities and only few minutes drive to Calgary downtown**

Inclusions:

**NA**

Property Listed By:

**TREC The Real Estate Company**

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