



THE
A-TEAM

**RE/MAX
FIRST**

923 1 Avenue #2, Calgary T2N 0A6

MLS® #: **A2160839**

Area: **Sunnyside**

Listing Date: **08/28/24**

List Price: **\$947,625**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 19-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,294**
Low Sqft:
Ttl Sqft: **2,294**

DOM

85
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Lane

Alley Access,Garage Door Opener,Garage Faces Rear,Single Garage Detached

Utilities and Features

Roof: **Metal,Mixed**
Heating: **Heat Pump**
Sewer:
Ext Feat: **Lighting,Other,Private Entrance**

Construction: **Brick,Mixed**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer**
Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`4" x 10`4"	Kitchen	Main	17`8" x 10`4"
Dining Room	Main	17`8" x 10`4"	Balcony	Main	7`2" x 6`0"
Bedroom	Second	12`11" x 14`7"	Bedroom	Second	11`7" x 14`7"
Bonus Room	Second	12`11" x 11`7"	Laundry	Second	
Walk-In Closet	Second	5`5" x 13`0"	Bedroom - Primary	Third	30`9" x 20`0"
Walk-In Closet	Third	7`5" x 7`5"	Balcony	Third	8`6" x 9`4"
2pc Bathroom	Main		5pc Bathroom	Second	

5pc Ensuite bath		Third	Legal/Tax/Financial
Title: Fee Simple		Zoning: M-CG d72	
Fee Freq: Monthly			
Legal Desc:		2410706	Remarks
Pub Rmks:		<p>Discover the epitome of luxury and heritage in the heart of Sunnyside, Calgary, with Carisbrooke Place, the latest addition to Angus Mason's esteemed Anglo Saxon Castle series of townhomes. Inspired by the timeless beauty and enduring legacy of Carisbrooke Castle on the Isle of Wight, Carisbrooke Place offers a rare opportunity to own a piece of history and create a cherished home for your family. Unit 2 at Carisbrooke Place extends a warm welcome to a world of captivating charm and timeless beauty. This exceptional residence spans four levels and boasts 3 bedrooms, 2.5 bathrooms, and an expansive living area of 2,294 square feet. Step inside, where an open-concept design seamlessly blends the living, dining, and kitchen spaces. The gourmet kitchen is a culinary masterpiece, featuring high-end appliances, sleek finishes, and ample storage. The adjoining dining area provides a seamless flow for entertaining guests or enjoying intimate family meals. Explore the upper levels to uncover your private quarters. The primary suite occupies the entire top floor, offering a serene retreat with an elegant ensuite bathroom, a walk-in closet, and a private balcony with views of the downtown skyline. The second floor comprises two bedrooms, a bathroom with dual vanity, and a bonus room. A versatile lower level is ready to be customized to your preferences. Whether you envision a home office, a cozy media room, or a fitness area, the possibilities are endless. The included garage space and storage unit ensure convenience and provide secure parking for your vehicle. Each of the four units in Carisbrooke Place has been meticulously designed to offer spacious layouts, abundant natural light, and a seamless flow between indoor and outdoor living spaces, with each unit offering a patio as well as two balconies for your outdoor enjoyment. Experience unparalleled comfort and energy efficiency with the state-of-the-art heat pump heating and cooling system. This cutting-edge technology not only provides optimal climate control throughout the seasons but also ensures cost-effective and eco-friendly operation. Surrounded by the vibrant community of Sunnyside, residents will enjoy convenient access to parks, shops, cafes, transit, and the bustling energy of downtown Calgary. Take your place in history and make Carisbrooke Place your own. View "brochure" for more detailed information. ALL RENDERINGS, FLOORPLANS, SIZES, INCENTIVES, PRICING ARE SUBJECT TO TERMS & CONDITIONS AND MAY CHANGE AT ANYTIME WITHOUT NOTICE - SEE SALES REPRESENTATIVES FOR MORE DETAILS.</p>	
Inclusions:		N/A	
Property Listed By:		Sotheby's International Realty Canada	

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









