



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**625 21 Avenue, Calgary T2E 1T2**

MLS®#: **A2161171**

Area: **Winston Heights/Mountview**

Listing Date: **09/04/24**

List Price: **\$749,000**

Status: **Pending**

County: **Calgary**

Change: **-\$26k, 19-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
 Year Built: **2003**

Lot Information  
 Lot Sz Ar: **2,744 sqft**  
 Lot Shape:

Access:  
 Lot Feat: **Back Yard,Low Maintenance Landscape**  
 Park Feat: **Double Garage Detached,Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,657**  
 Low Sqft:  
 Ttl Sqft: **1,657**

DOM

**108**

Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**

Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Laminate,Slate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Skylight(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 11`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`2" x 11`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`6" x 2`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`7" x 4`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`2" x 10`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`9" x 6`11"</b>
<b>Game Room</b>	<b>Lower</b>	<b>20`11" x 10`3"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 8`3"</b>
<b>Den</b>	<b>Main</b>	<b>11`4" x 10`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`11" x 5`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`7" x 12`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`2" x 8`10"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>13`7" x 4`11"</b>
<b>Flex Space</b>	<b>Lower</b>	<b>8`2" x 6`7"</b>

**Bedroom**                      **Lower**                      **18`9" x 12`0"**                      **4pc Ensuite bath**                      **Lower**                      **9`11" x 5`0"**  
Legal/Tax/Financial

Title:    Zoning:  
**Fee Simple**    **R-C2**  
Legal Desc:    **6150AM**

Remarks

Pub Rmks:                      **\*OPEN HOUSE, SUN Nov 10, 1-3pm\* LIKE NEW and Move-In Ready! This beautifully UPDATED semi-detached home in the desirable inner-city neighborhood of WINSTON HEIGHTS is perfect for modern living. Featuring stunning site-finished SOLID HARDWOOD FLOORS and fresh contemporary updates throughout, the home offers an elegant two-toned kitchen with a corner PANTRY for ample storage, a brand new GAS STOVE, new BOSCH DISHWASHER, and new stylish lighting. The spacious living and dining areas are enhanced by a cozy GAS FIREPLACE with a new tile surround, and French doors that open onto a large, freshly stained SOUTH-FACING, ideal for outdoor relaxation. Convenience is key with a MAIN FLOOR OFFICE and laundry area. Upstairs, you'll find BRAND NEW CARPETS, spacious bedrooms, including a primary suite with a luxurious 5-piece ENSUITE and a WALK-IN CLOSET. The fully finished lower level offers a versatile family room, a large fourth bedroom with an ensuite bath, and a flex room for added functionality. The property also includes a DOUBLE DETACHED GARAGE, complete with a RARE DRIVEWAY off the paved street behind, plus a NEW ROOF installed last year. With a LOW-MAINTENANCE YARD and thoughtful upgrades throughout, this home is ready for you to move in and enjoy. Don't miss out - schedule your viewing today!**

Inclusions:                      **NA**  
Property Listed By:                      **Royal LePage Solutions**

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





















