



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: **\$775,000**

Status: **Active**

County: **Calgary**

Change: **None**

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

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

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

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

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

Pub Rmks: **LIKE NEW! This inner-city semi-detached home is newly updated awaiting it's new owners. Site finished HARDWOOD FLOORS and fresh updates throughout including two-toned kitchen cabinets with corner PANTRY for optimal storage, new GAS STOVE, BOSCH DISHWASHER, lighting. Large living & dining room with new gas fireplace tile surround and French doors to your huge South facing freshly stained back deck. The main floor office and laundry offer convenience while NEW CARPETS through the upper floor featuring SPACIOUS BEDROOMS, 5 pc ensuite & WALK-IN CLOSET. The lower level is fully finished with Family room, large 4th bedroom, ensuite bath and flex room. Don't forget the double detached garage with rare DRIVEWAY off paved street behind. Super low maintenance yard. View today and move in tomorrow!**

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

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









