



THE A-TEAM

RE/MAX FIRST

2620 2 Street, Calgary T2M 2E1

MLS@#: A2161458 Area: Tuxedo Park Listing Date: 08/31/24 List Price: \$799,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Semi Detached (Half Duplex) City/Town: Calgary Year Built: 2006 Lot Information Lot Sz Ar: 2,992 sqft Lot Shape: Access: Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Many Trees, Private, Rectangular Lot Double Garage Detached

DOM

18 Layout Beds: 4 (3 1) Baths: 3.5 (3 1) Style: 2 Storey, Side by Side Parking Ttl Park: 2 Garage Sz: 2

Utilities and Features

Roof: Rubber Heating: Forced Air Sewer: Ext Feat: BBQ gas line, Built-in Barbecue, Private Yard Construction: ICFs (Insulated Concrete Forms) Flooring: Carpet, Ceramic Tile, Hardwood Water Source: Fnd/Bsmt: Poured Concrete Kitchen Appl: Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings Int Feat: Granite Counters, Jetted Tub, No Smoking Home, Walk-In Closet(s), Wet Bar Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Bathroom, Bedroom, etc., with their respective levels and dimensions.

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

2617AG

Remarks

Pub Rmks: **CLOSE IN TUXEDO Over 2600 Square Feet of Luxurious Development 4 Bedrooms and 4 Bathrooms. A wide-open floor plan with 9 foot ceilings on the main floor. Gourmet kitchen with granite counters and maple cabinetry. Upper floor with 3 bedrooms, 2 full bathrooms and laundry room. EXCEPTIONAL FEATURES INCLUDE: Energy efficient furnace, Insulated concrete forms from footings to rafters, 8" concrete common wall, 50 year rubber roof, triple glazed windows, bathrooms with heated tile floors, hot water on demand, interior solid core doors, irrigation system, and wired for speakers. Developed down with family room, wet bar, wine room, bedroom, 4-piece bath and floors with In floor radiant heating. Private backyard "OASIS" with fireplace and BBQ with retractable awning. Double Garage. Amenities galore. Minutes to downtown, LRT, Confederation Park, S.A.I.T. and U of C.**

Inclusions:
Property Listed By:

none
Sather Real Estate Pro Brokers Ltd.

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











