



THE
A-TEAM

**RE/MAX
FIRST**

2723 15 AVENUE , Calgary T2A 0L8

MLS®#: **A2161541** Area: **Albert Park/Radisson Heights** Listing Date: **08/28/24** List Price: **\$499,999**
 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: **2017**
Lot Information
 Lot Sz Ar: **3,000 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Street Lighting**
 Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **955**
 Low Sqft:
 Ttl Sqft: **955**

DOM

22
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile**
 Sewer: Ext Feat: **Lighting,Private Entrance** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,Pantry,Primary Downstairs**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`10" x 10`11"	Bedroom	Main	10`0" x 9`2"
Bedroom	Main	8`0" x 11`4"	4pc Ensuite bath	Main	8`6" x 5`8"
Kitchen	Main	9`1" x 7`8"	4pc Bathroom	Main	5`8" x 10`9"
Bedroom	Basement	10`9" x 12`3"	Bedroom	Basement	12`0" x 9`1"
4pc Bathroom	Basement	8`0" x 5`1"	Living Room	Basement	24`7" x 19`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4946T

Zoning:
R-CG

Remarks

Pub Rmks: **Absolutely, it sounds like a fantastic opportunity to be a part of the thriving community of Albert Park! The charm of this duplex with its front entrance, coupled with the convenience of its location, makes it an appealing choice for homeowners or investors. With a total of 955 square feet on the main floor and an additional 907 square feet in the illegal basement suite, there's plenty of room to tailor the space to suit individual lifestyle needs. It seems like an ideal property for those looking for both comfort and convenience in a sought-after neighborhood. Having three generously sized bedrooms and two bathrooms on the main floor further enhances the appeal and functionality of this property. It offers even more space for family members or guests to enjoy their own private retreats while providing convenience and comfort. With multiple bedrooms, there's flexibility in how the space can be utilized, whether it's for a growing family, hosting guests, or creating a dedicated home office or hobby room. The basement's setup with two additional bedrooms and a full bathroom adds significant versatility to the property. It provides ample space for extended family members, guests, or even tenants if the basement is utilized as a separate living unit. Indeed, with its ample space, convenient layout, and desirable features, this home offers a rare combination of comfort and convenience. Whether you're looking for a spacious residence for your family or considering an investment opportunity, this property in Albert Park presents an enticing option. Don't miss out on the chance to make this your new home and experience the best of inner-city living. Schedule a viewing today and seize the opportunity to discover all that this home has to offer!**

Inclusions: **N/A**
Property Listed By: **Royal LePage METRO**

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