

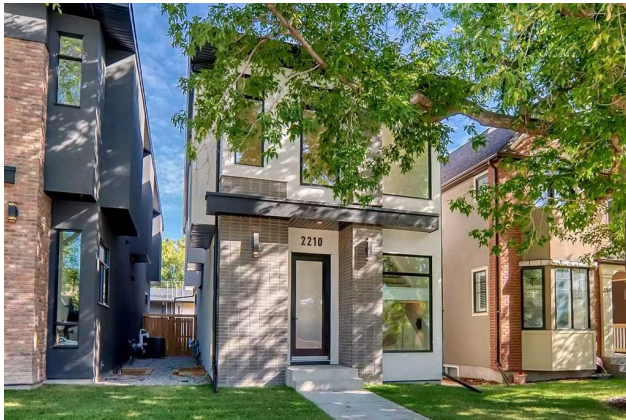


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2210 4 Avenue, Calgary T2N0N7**

MLS®#: **A2162420**      Area: **West Hillhurst**      Listing Date: **09/03/24**      List Price: **\$1,295,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **2,142**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,250 sqft**      Ttl Sqft: **2,142**  
 Lot Shape:

DOM

**15**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
 Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Stucco**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Bar,Breakfast Bar,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Soaking Tub,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>21`7" x 8`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`11" x 13`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`11" x 18`3"</b>	<b>Family Room</b>	<b>Basement</b>	<b>14`5" x 24`3"</b>
<b>Laundry</b>	<b>Upper</b>	<b>3`3" x 6`9"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`5" x 13`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`3" x 10`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`7" x 14`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`7" x 11`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>			

Title: **Fee Simple**  
Legal Desc: **710N**  
Zoning: **R-C2**

Remarks

Pub Rmks: **\*OPEN HOUSE SAT SEPT 14 FROM 1-3PM\* Welcome to this stunning new infill property, where modern elegance meets comfort and convenience. This detached home is a true gem, offering a spacious and functional layout designed for contemporary living. With over 3,000 square feet of living space, this home offers room for your family to grow and thrive. The main floor features an open concept design with beautiful hardwood flooring that enhances the sense of space and light. Whether you're entertaining guests or enjoying a quiet evening at home, this versatile layout has you covered. Upstairs, you'll find three generously sized bedrooms, each with warm carpeting for added comfort. The primary suite boasts a private ensuite bathroom with double vanity and soaking tub, providing a peaceful retreat after a long day. Additionally, there's a jack and jill bathroom on this level for the convenience of the other two bedrooms. The basement is fully finished and includes a fourth bedroom, making it an ideal space for guests or a workout space. This property comes with a rough-in for air conditioning and a double detached garage ensuring your comfort in all seasons. Don't miss the opportunity to make this beautiful home your own. Book your showing today!**

Inclusions: **na**  
Property Listed By: **eXp Realty**

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

