



THE
A-TEAM

**RE/MAX
FIRST**

446 18 Avenue, Calgary T2E 1N4

MLS® #: **A2162850**

Area: **Winston Heights/Mountview**

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

List Price: **\$835,000**

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: **2004**
Lot Information
Lot Sz Ar: **3,121 sqft**
Lot Shape:

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

DOM

14
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey, Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone, Stucco**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Bar, Bookcases, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`4" x 10`2"
Family Room	Main	20`0" x 13`7"
Foyer	Main	6`6" x 5`8"
Game Room	Lower	18`10" x 10`5"
Furnace/Utility Room	Lower	8`6" x 5`10"
Bedroom	Upper	12`0" x 11`9"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	13`7" x 11`8"
Dining Room	Main	16`0" x 9`0"
Office	Lower	23`6" x 18`4"
Laundry	Upper	8`0" x 6`0"
Bedroom - Primary	Upper	13`6" x 12`0"
Bedroom	Upper	11`4" x 9`11"
4pc Bathroom	Lower	0`0" x 0`0"

4pc Ensuite bath

Upper

0`0" x 0`0"

5pc Ensuite bath
Legal/Tax/Financial

Upper

0`0" x 0`0"

Title:

Fee Simple

Legal Desc:

419R

Zoning:

R-C2

Remarks

Pub Rmks:

A very special location! Situated on a quiet street with downtown skyline views & facing a large, beautifully treed park with a playground area set up for children. Convenient access to Deerfoot Trail, downtown, transit, shopping & schools. Luxuriously appointed finishes inside this fully developed, two storey with over 2839 sq. ft. of professionally developed living space. Spacious foyer with double closet, combination great room/dining room, with 9' ceilings & rich solid wood floors. Very open kitchen with extended height cabinetry, a huge island with breakfast bar & a pantry. Cozy family room with gas fireplace, a full wall of built-ins & French door access to a back deck. There is a powder room tucked away 2 steps down from the main floor. Upstairs features 3 large bedrooms including a king size master with walk-in closet & a luxurious 5pc ensuite. There is a 4pc bath conveniently located next to the spacious laundry room on the 2nd floor. The lower level is fully finished & includes a cozy rec room with a built-in bar area, a huge office space & a full bath. The yard is a good size & includes a double detached garage & deck with gas hookup for a BBQ.

Inclusions:

See Remarks

Property Listed By:

RE/MAX Landan Real Estate

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