

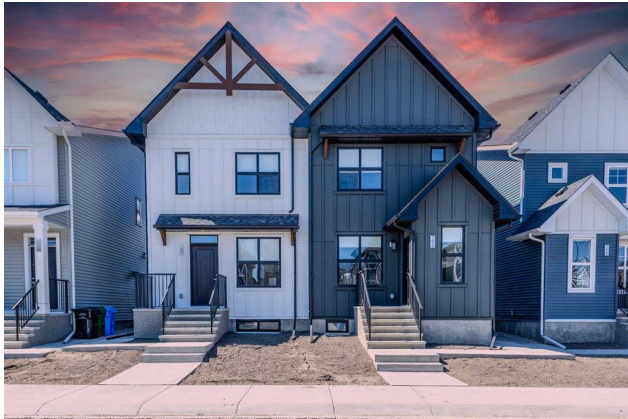


THE
A-TEAM

**RE/MAX
FIRST**

191 HOMESTEAD Park, Calgary T3J 2K6

MLS®#: **A2163832** Area: **Homestead** Listing Date: **09/07/24** List Price: **\$638,800**
 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: **2024**
Lot Information
 Lot Sz Ar: **2,310 sqft**
 Lot Shape:
 Access:
 Lot Feat: **City Lot,Rectangular Lot**
 Park Feat: **Off Street**

Finished Floor Area
 Abv Sqft: **1,722**
 Low Sqft:
 Ttl Sqft: **1,722**

DOM

11
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete,Slab**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`7" x 19`6"	Dining Room	Main	9`1" x 10`7"
Bedroom	Main	8`2" x 12`3"	Kitchen	Main	8`2" x 13`2"
3pc Bathroom	Main	5`1" x 7`10"	Bedroom - Primary	Second	12`1" x 15`9"
Bedroom	Second	9`7" x 14`4"	Bedroom	Second	9`1" x 14`4"
4pc Ensuite bath	Second	5`0" x 10`1"	4pc Bathroom	Second	5`0" x 8`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410123

Zoning:
RG

Remarks

Pub Rmks: **This brand new duplex offers modern living with a main floor bedroom and full washroom, perfect for guests or multi-generational families. The open-concept kitchen features new stainless steel appliances and elegant finishes, while upstairs boasts three spacious bedrooms, including a master with an ensuite, plus a full washroom and convenient laundry area. A separate side entrance leads to the unfinished basement, offering potential for customization. Stylish, practical, and move-in ready, this home is designed to meet the needs of today's families.**

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

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