



THE
A-TEAM

**RE/MAX
FIRST**

4204 19 Street, Calgary T2T 4Y3

MLS® #: **A2164209**

Area: **Altadore**

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

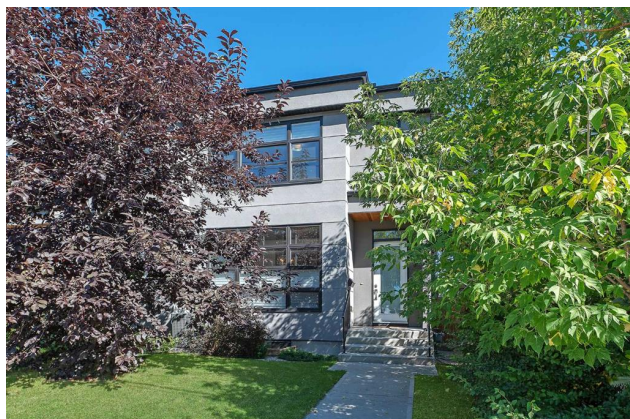
List Price: **\$999,900**

Status: **Pending**

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: **3,175 sqft**
Lot Shape:

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

Finished Floor Area
Abv Sqft: **1,888**
Low Sqft:
Ttl Sqft: **1,888**

DOM

10
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: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Skylight(s),Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`0" x 13`10"
Living Room	Main	16`8" x 12`9"
Laundry	Upper	5`9" x 5`0"
Furnace/Utility Room	Basement	10`0" x 9`6"
Bedroom - Primary	Upper	14`3" x 13`3"
Bedroom	Upper	14`4" x 11`5"

Room	Level	Dimensions
Dining Room	Main	13`3" x 12`7"
Foyer	Main	6`4" x 4`4"
Mud Room	Main	11`3" x 6`6"
Other	Basement	5`0" x 2`6"
Bedroom	Upper	14`4" x 9`9"
Bedroom	Basement	10`9" x 10`2"

Family Room
4pc Bathroom
5pc Ensuite bath

Basement
Basement
Upper

18`11" x 14`3"
0`0" x 0`0"
0`0" x 0`0"

2pc Bathroom
4pc Bathroom

Main
Upper

0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

155AH

Zoning:
R-C2

Remarks

Pub Rmks: **Built by City Lifestyle Group, this beautifully finished & very well laid out 3+1 bedroom family home with over 2,700 sq ft of developed living space is located in the heart of sought-after Altadore. The bright, open main level presents luxury vinyl plank floors, high ceilings & is illuminated with recessed lighting & stylish light fixtures, showcasing the front dining area, which flows into the well-appointed kitchen finished with quartz counter tops, island/eating bar, plenty of storage space & stainless steel appliance package. The living room with feature fireplace & access to the back deck is also open to the kitchen, creating a perfect space for family time or entertaining. A mudroom & 2 piece powder room complete the main level. The second level hosts 3 good-sized bedrooms, laundry & 4 piece main bath. The primary retreat comes complete with large walk-in closet & gorgeous 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. The basement has recently been developed & includes a family room with wet bar, fourth bedroom & 4 piece bath. Outside, enjoy the back deck & access to the double detached garage. This lovely home is conveniently located close to River Park, excellent schools, vibrant Marda Loop, shopping, public transit & is just minutes to the downtown core.**

Inclusions:
Property Listed By:

None.
RE/MAX Real Estate (Central)

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



