



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**203 35A Street, Calgary T3C1P6**

MLS®#: **A2164721**

Area: **Spruce Cliff**

Listing Date: **09/10/24**

List Price: **\$1,375,000**

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: **2019**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat: **Corner Lot,Few Trees,Lawn,Landscaped,Level,Yard Lights,Private**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,644**  
Low Sqft:  
Ttl Sqft: **2,644**

DOM

**9**

Layout

Beds: **4 (3 1 )**  
Baths: **4.5 (4 1)**  
Style: **3 Storey,Side by Side**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt/Gravel**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Other,Private Yard**

Construction: **Composite Siding,Stucco**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bar,Double Vanity,Dry Bar,High Ceilings,Kitchen Island,No Smoking Home,Quartz Counters,Storage,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 9`1"	Bedroom	Main	11`8" x 12`7"
Living Room	Main	16`8" x 17`0"	2pc Bathroom	Second	5`6" x 5`0"
Dining Room	Second	11`5" x 15`0"	Dining Room	Main	12`0" x 19`10"
Kitchen	Second	14`4" x 13`9"	Laundry	Second	9`0" x 6`1"
4pc Ensuite bath	Third	5`1" x 10`0"	5pc Ensuite bath	Third	20`10" x 8`10"
Bedroom	Third	11`7" x 13`5"	Bedroom - Primary	Third	16`3" x 15`2"
4pc Bathroom	Basement	8`10" x 5`0"	Bedroom	Basement	10`0" x 14`4"

**Game Room**

**Basement**

**14`1" x 17`2"**

Legal/Tax/Financial

Title:

**Fee Simple**

Fee Freq:

**Annually**

Legal Desc:

Zoning:

**R-C2**

**2110143**

Remarks

Pub Rmks:

**Welcome to your DREAM HOME! This 3-Storey semi-detached infill home offers 4 BEDS, 4.5 BATHS and OVER 3050 SQFT OF LIVING SPACE, combining functionality with timeless elegance. Situated in the inner-city community of SPRUCE CLIFF, it boasts exquisite interior living spaces and a beautifully landscaped exterior that provides a serene and sophisticated outdoor environment. Upon entering, you are greeted by a BRIGHT OPEN CONCEPT FAMILY ROOM with BUILT-IN CUSTOM MEDIA, providing access to the impressive yards. A GENEROUSLY SIZED BEDROOM and MODERN 4-PIECE BATH complete the ground floor. Ascending to the main floor, a bright and open concept DESIGNER KITCHEN awaits with QUARTZ COUNTERTOPS, SOFT CLOSE CABINETS, and a STRIKING AND TIMELESS TILE BACKSPLASH. The large island with breakfast bar seating is complemented by high-end stainless-steel appliances. The adjacent DINING ROOM features OVERSIZED WINDOWS offering views of the balcony, perfect for family meals and entertaining. The family room extends to the WRAP-AROUND BALCONY, ideal for gatherings while enjoying STUNNING DOWNTOWN VIEWS. A LAUNDRY ROOM with QUARTZ COUNTERTOPS and CUSTOM CABINTRY adds convenience and completes the main floor. On the upper level, the natural light filled master suite impresses with VAULTED CEILINGS, DOWNTOWN VIEWS, and a MASSIVE WALK-IN CLOSET fitted with CUSTOM BUILT-INS. The luxurious 5-piece ensuite features MARBLED TILE, DUAL VANITY, SOAKER TUB, AND A TILED WALK-IN SHOWER. The secondary bedroom includes ITS OWN ENSUITE and LARGE WALK-IN CLOSET. The basement is designed for entertainment with a large REC ROOM and a WET BAR FEATURING QUARTZ COUNTERTOPS, CUSTOM CABINTRY AND A BUILT-IN BAR FRIDGE. A BEDROOM and FULL BATH completes this level, offering separate access for family or guests. Discover your PRIVATE RETREAT in this exquisite home, where OUTDOOR LUXURY MEETS OUTDOOR PARADISE. This property boasts an impressive OUTDOOR OASIS designed for relaxation and entertainment, featuring a beautifully designed STONE PATIO with ample space for lounging and dining. Enclosed by an 8ft composite fence, this outdoor sanctuary offers both privacy and security. Soak your worries away in a LUXURIOUS HOT TUB complete with enchanting ambient lighting. Watch your favorite shows in the open air with a WEATHERPROOF OUTDOOR TV, ideal for family movie nights. Culinary delights await with an OUTDOOR KITCHEN FEATURING A BUILT-IN WINE FRIDGE, EXPANSIVE COUNTERTOPS, AND STORAGE. You will be the envy of your friends and family with this WELL-DESIGNED AREA for DINING, LOUNGING, ENJOYING THE OUTDOORS along with CENTRAL AIR FOR THOSE HOT SUMMER NIGHTS! Another rare infill feature includes a DOUBLE ATTACHED GARAGE and privacy with only the garage and one living room wall shared with the neighboring house. Located within a short walk to nearby parks and the Bow River, this home offers a unique blend of urban living and suburban tranquility. This home is a MUST SEE! CHECK OUT THE VIDEO TOUR --> <https://youtu.be/pnx>**

Inclusions:

Property Listed By:

**Hot tub, Exterior Tv, Bar Fridge ( on patio)  
The Real Estate District**

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











