



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1716 35 Avenue, Calgary T2T 2C9**

MLS®#: **A2165060**

Area: **Altadore**

Listing Date: **09/11/24**

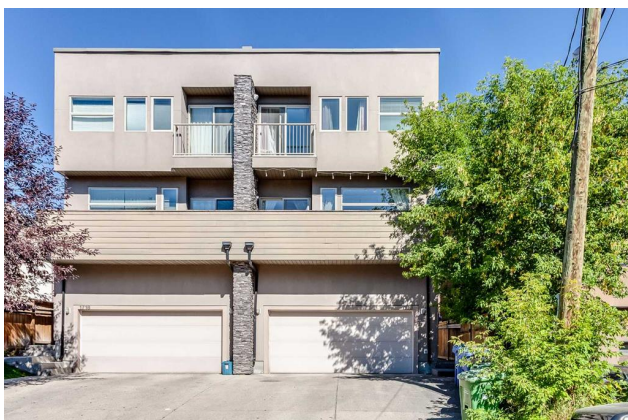
List Price: **\$600,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,880**

Year Built:

**2008**

Low Sqft:

Ttl Sqft:

**1,880**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**8**

Layout

Beds:

**2 (2 )**

Baths:

**2.5 (2 1)**

Style:

**3 Storey,Side by Side**

Parking

Ttl Park:

**1**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard**

**Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Breakfast Bar,Granite Counters,High Ceilings,Kitchen Island**

Utilities:

Room Information

Room	Level	Dimensions
<b>Den</b>	<b>Lower</b>	<b>8`2" x 7`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`6" x 11`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`5" x 13`4"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`6" x 5`8"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`1" x 12`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`8" x 13`1"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`5" x 2`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`11" x 12`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$350**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **0911555**

Remarks

Pub Rmks: **Welcome to this gorgeous 3 storey duplex in the heart of Altadore! Enjoy this highly sought after location within walking distance to Marda Loop, and great access to Glenmore and Crowchild. Upon entering the unit you will notice a spacious entryway with plenty of additional storage under the stairs and a flex room area that could work perfect for an at home office. Continue up the stairs to the main level where you note the open concept living room and kitchen set up making this a great space for entertaining your friends and family! The large windows let in tons of natural light and the additional benefit of 9' ceilings makes this main floor living space a treat to be in all year round. Stainless appliances, granite counters and island eating bar provide a practical kitchen set up alongside the sophisticated cabinetry with plenty of storage. Upstairs offers you a large primary suite with walk-in closet and 4 piece ensuite bath with heated floors for the chilly mornings! Enjoy your backyard space plus a detached single garage while being close to all of the excitement and walkable options for bars restaurants and more! This home also offers numerous smart home switches for total control and heightened efficiency. Close to all levels of schools and public transit! Book your viewing today!**

Inclusions: **None**  
Property Listed By: **RE/MAX First**

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







