



THE
A-TEAM

**RE/MAX
FIRST**

1922 8 Avenue, Calgary T2G 0N6

MLS®#: **A2165458**

Area: **Inglewood**

Listing Date: **09/12/24**

List Price: **\$1,249,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 07-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,238**
Low Sqft:
Ttl Sqft: **2,238**

Lot Information

Lot Sz Ar: **3,261 sqft**
Lot Shape:

DOM

82
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped,Private**
Park Feat: **Double Garage Detached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,In Floor Roughed-In,Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Playground,Private Entrance,Private Yard**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Skylight(s),Storage,Tray Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Office	Main	10`8" x 9`8"	Furnace/Utility Room	Main	6`4" x 5`5"
Kitchen	Main	23`5" x 13`5"	2pc Bathroom	Main	4`3" x 5`3"
Dining Room	Main	10`6" x 15`7"	Living Room	Main	13`7" x 15`7"
Bedroom	Second	14`7" x 15`6"	4pc Bathroom	Second	8`9" x 5`5"
Bedroom	Second	13`2" x 9`9"	Laundry	Second	5`5" x 9`8"
5pc Ensuite bath	Second	13`2" x 9`8"	Bedroom - Primary	Second	24`3" x 15`6"

Game Room
Bedroom

Basement
Basement

32`8" x 14`2"
13`5" x 14`1"

3pc Bathroom

Basement

7`8" x 5`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

3577P

Remarks

Pub Rmks:

****\$50,000 Major Price Correction** This is an incredible opportunity to own a brand-new, NYC-inspired brownstone, wrapped in striking red brick, with over 3,153 total square feet of thoughtfully designed living space, built by Jerry Homes. As you enter, you're welcomed by a spacious foyer featuring a built-in bench and soaring 10-foot ceilings and hardwood floors throughout the main level. The adjacent main floor home office boasts custom built-ins and is filled with natural light from large arched windows. The stunning kitchen is equipped with a 12-foot waterfall island, Fisher & Paykel premium appliances, and elegant finishes like gold and black handles, white cabinetry, under-cabinet lighting, and quartz countertops. The great room is anchored by a custom multi-tiered gas fireplace, while the living room showcases detailed wainscoting. The mudroom impresses with its designer tile flooring, ample built-ins, and charming arched doorway. Upstairs, you'll find hardwood floors, 9-foot ceilings and an expansive primary suite with tray ceilings, a luxurious 5-piece ensuite featuring custom tiles, a skylight, double vanity, in-floor heating, a steam shower rough-in, and two spacious walk-in closets. A generously sized front bedroom with soaring ceilings, a 3-piece bathroom, another bedroom, and a large laundry room complete the upper level. The fully finished basement includes rough-in for in-floor heating, a vast recreation room, wet bar, 4th bedroom, 3-piece bath, and a dedicated storage room. The home has beautiful architectural details like curved ceilings, arched doors and windows, and black interior windows. Additional highlights include low-maintenance landscaping, rough-ins for A/C, built-in speakers, alarm system, and exterior cameras. Conveniently located near schools, parks, trendy restaurants, bars, the river, and the Calgary Zoo, this home offers peaceful living just minutes from Inglewood's vibrant scene.**

Inclusions:
Property Listed By:

N/A
Century 21 Bravo Realty

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













