



THE
A-TEAM

**RE/MAX
FIRST**

3408 CENTRE A Street, Calgary T2E 3A2

MLS®#: **A2165616**

Area: **Highland Park**

Listing Date: **09/13/24**

List Price: **\$799,900**

Status: **Active**

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:

2,003

Year Built:

2011

Low Sqft:

Ttl Sqft:

2,003

Lot Information

Lot Sz Ar:

2,346 sqft

Lot Shape:

DOM

6

Layout

Beds:

3 (3)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,City Lot,Front Yard,Low Maintenance Landscape,Interior Lot,Landscaped,Street Lighting,Private,Rectangular Lot,See Remarks

Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Secured

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Private Entrance,Private Yard**

Construction:

Cedar,Stone,Stucco

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Bar,Bookcases,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Wet Bar

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 4`11"
Kitchen	Main	10`4" x 14`0"
4pc Bathroom	Upper	10`1" x 5`1"
Bedroom	Upper	10`1" x 13`5"
Office	Upper	5`3" x 5`3"
4pc Bathroom	Basement	10`4" x 5`0"
Furnace/Utility Room	Basement	11`1" x 6`5"

Room	Level	Dimensions
Dining Room	Main	14`5" x 13`3"
Living Room	Main	20`2" x 17`5"
5pc Ensuite bath	Upper	11`7" x 19`3"
Bedroom	Upper	9`10" x 16`9"
Bedroom - Primary	Upper	13`10" x 14`8"
Game Room	Basement	19`3" x 15`5"

Title:
Fee Simple
Legal Desc:

1310245

Zoning:
R-C2

Remarks

Pub Rmks:

Welcome to this remarkable semi-detached 2-storey walkout home offering over 2,400 sq. ft. of air conditioned and beautifully designed living space in the vibrant and desirable Highland Park. This exceptional property has captured a terrific blend of sophisticated design with modern comforts for the perfect urban lifestyle. Located just minutes from downtown, this home offers easy access to everything you need while maintaining the peacefulness of suburban living. The sun filled main level features an open floor plan giving the home a bright, airy, and spacious feel. The open-concept main floor is designed for both living and entertaining, featuring 9-foot ceilings and a well-appointed kitchen complete with a massive granite island, ideal for preparing meals or gathering with friends. The kitchen is a chef's dream, with plenty of counter space and cabinetry, a premium stainless steel appliance package with a gas stove, and the adjacent dining area has ample room for a large dining table, making it perfect for hosting family & friends. The living room is an entertainer's haven, featuring a full wall of windows and access to a stunning balcony that seamlessly extends the main living area and overlooks the private & serene backyard. This outdoor space is perfect for starting your day with a quiet morning coffee or enjoying alfresco dining on warm evenings with family and friends. This peaceful retreat is an ideal spot to unwind, and the added convenience of gas BBQ hook up makes hosting summer barbecues a breeze! Upstairs, you'll find three generously sized bedrooms, each thoughtfully designed and maximize comfort with Hunter Douglas Blinds. Two of the bedrooms with walk-in closets share a charming balcony—ideal for enjoying fresh air and sun. The primary is a true retreat, complete with a spacious walk-in closet and a luxurious ensuite that features dual sinks, a soothing soaker tub, and a separate stand-up shower. This designer influenced private sanctuary is perfect for unwinding after a long day. The walkout basement continues to impress with a large recreation room that doesn't feel like a basement at all, thanks to the abundance of natural light. Whether you want a cozy movie night, a space for games, or even a home gym, this area offers endless possibilities. A wet bar makes entertaining in this space even more enjoyable, while the additional fireplace adds to the cozy ambiance. With direct access to the maintenance free backyard from the basement, this home truly embraces indoor-outdoor living at every level. Convenience is key, with a top-floor laundry room making household chores a breeze, and two cozy fireplaces adding warmth and character to both the main floor and basement. Highland Park is a thriving community that offers a perfect blend of quiet suburban life with easy access to the excitement of the city. Parks, schools, shopping, and dining all within close-proximity, this home offers not just a place to live but a lifestyle that is hard to match.

Inclusions:
Property Listed By:

N/A
Real Broker

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











