

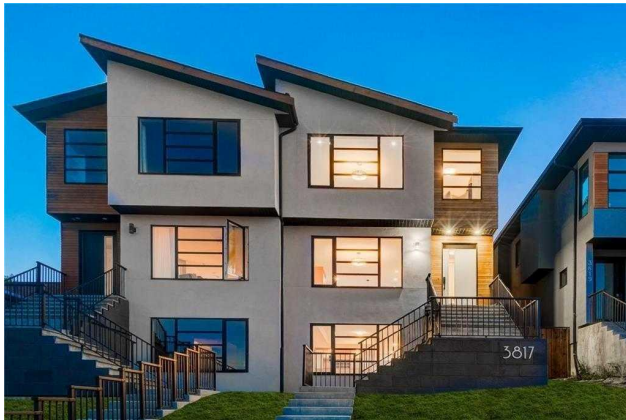


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3817 CENTRE A Street, Calgary T2E 3A5**

MLS®#: **A2165796**      Area: **Highland Park**      Listing Date: **09/13/24**      List Price: **\$849,000**  
 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: **2018**  
Lot Information  
 Lot Sz Ar: **2,892 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**  
 Park Feat: **Double Garage Detached,Off Street**

DOM

**6**  
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**      Construction: **Concrete,Stone,Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Skylight(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`0" x 13`1"	Kitchen	Main	18`7" x 14`0"
Dining Room	Main	13`4" x 12`4"	2pc Bathroom	Main	6`1" x 5`5"
Bedroom - Primary	Second	16`5" x 13`3"	Bedroom	Second	12`1" x 10`1"
Bedroom	Second	9`11" x 9`5"	5pc Ensuite bath	Second	11`3" x 9`3"
4pc Bathroom	Second	9`3" x 4`11"	Office	Second	10`2" x 7`0"
Laundry	Second	8`1" x 6`6"	Bedroom	Basement	14`6" x 13`5"

4pc Bathroom  
Furnace/Utility Room

Basement  
Basement

10`0" x 5`2"  
19`11" x 7`5"

Living Room

Basement

18`8" x 17`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1810255**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Welcome to this fully upgraded, custom built semi-detached home in Highland Park, close to Downtown and Calgary International Airport, over 2700 sqft area with fully finished basement. As you enter, you will be greeted with open concept high ceiling main floor living area with lots of natural light, hardwood flooring, fully upgraded kitchen with 2 tone cabinets with quartz countertops, extended kitchen island with bar seating, wine rack as well , dining area, living area with stone around fireplace along with built-ins on both side of fireplace, a mudroom and 2pc powder room at main floor. Further going to upper floor with glass railing on stairs, you will be greeted with huge primary bedroom with vaulted ceiling and lots of natural light, large walk-in-closet with built in organizers, 5pc en-suite with dual sinks, skylight, freestanding tub and standing shower as well. Laundry room conveniently situated at upper floor, 2 other good size bedrooms, 4pc bathroom and a open office space/play area completes this floor. In the basement, you will find a large rec/living room with wet bar, 4pc bathroom, bedroom with closet, utility room and storage. There is also a double detached garage with back alley and low maintenance back yard.**

Inclusions:  
Property Listed By:

**N/A**  
**TREC The Real Estate Company**

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

