



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3830 CENTRE A Street, Calgary T2E 3A6**

MLS® #: **A2166053**      Area: **Highland Park**      Listing Date: **09/19/24**      List Price: **\$800,000**  
 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: **2010**  
 Lot Information  
 Lot Sz Ar: **3,401 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Corner Lot**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,815**  
 Low Sqft:  
 Ttl Sqft: **1,815**

DOM

**9**  
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**  
 Heating: **In Floor,Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Garden**  
 Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**  
 Int Feat: **Closet Organizers,Granite Counters,High Ceilings,No Smoking Home,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>3pc Bathroom</b>	<b>Basement</b>	
<b>4pc Ensuite bath</b>	<b>Upper</b>		<b>4pc Bathroom</b>	<b>Upper</b>	
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`11" x 17`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 11`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 10`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`9" x 13`2"</b>
<b>Exercise Room</b>	<b>Basement</b>	<b>15`0" x 12`9"</b>	<b>Other</b>	<b>Basement</b>	<b>10`5" x 14`8"</b>

**Entrance**  
**Living Room**

**Basement**  
**Main**

**10`5" x 8`7"**  
**15`2" x 16`11"**

**Kitchen**  
**Office**  
Legal/Tax/Financial

**Main**  
**Main**

**13`6" x 15`4"**  
**13`0" x 12`5"**

Title:  
**Fee Simple**  
Legal Desc:

**1112562**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Step into this beautifully designed home with an open floor plan that invites natural light and spaciousness. The main floor features soaring 9-foot ceilings and elegant hardwood and tile flooring throughout. The gourmet kitchen, complete with stunning maple cabinets and granite countertops, is perfect for entertaining, while the cozy great room with a fireplace sets the scene for relaxation. Gorgeous deck with cool views. Need a quiet workspace? The main floor den is ideal for an office or study. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite with a full bathroom and an expansive walk-in closet. The walk-out basement offers many possibilities. Additional living space, home business, maybe an additional living area, home gym, home office. It is already finished beautifully, with heated floor to top it off. The insulated and drywalled garage adds extra comfort and convenience. Located just minutes from downtown and close to transportation, shopping, and schools, this home combines modern amenities with a fantastic location. Don't miss your chance to make it yours!**

Inclusions:  
Property Listed By: **na**  
**eXp Realty**

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











