



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2142 28 Avenue, Calgary T2T 1K5**

MLS® #: **A2166410**

Area: **Richmond**

Listing Date: **09/17/24**

List Price: **\$1,425,000**

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:

**2,812**

Year Built:

**2013**

Low Sqft:

Ttl Sqft:

**2,812**

Lot Information

Lot Sz Ar:

**3,013 sqft**

Lot Shape:

DOM

**11**

Layout

Beds:

**3 (3 )**

Baths:

**3.5 (3 1)**

Style:

**3 Storey,Up/Down**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

**Back Lane,City Lot,Corner Lot,Fruit Trees/Shrub(s),Few Trees,Lawn,Low Maintenance Landscape,Level,Street Lighting,Open Lot**

Park Feat:

**Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Rubber**

Heating: **Boiler,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction:

**Composite Siding,Stucco,Wood Siding**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Built-In Electric Range,Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Range,Humidifier,Instant Hot Water,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Conditioner,Water Purifier,Water Softener,Window Coverings,Wine Refrigerator**

Int Feat:

**Bar,Breakfast Bar,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Elevator,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Skylight(s),Soaking Tub,Steam Room,Storage,Sump Pump(s),Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room  
**2pc Bathroom**  
**Kitchen**

Level  
**Main**  
**Main**

Dimensions  
**4` 8" x 5` 0"**  
**13` 1" x 34` 3"**

Room  
**Dining Room**  
**Living Room**

Level  
**Main**  
**Main**

Dimensions  
**10` 1" x 14` 2"**  
**20` 0" x 21` 1"**

<b>4pc Bathroom</b>	<b>Second</b>	<b>9`6" x 7`10"</b>	<b>Bedroom</b>	<b>Second</b>	<b>19`11" x 17`10"</b>
<b>Laundry</b>	<b>Second</b>	<b>9`6" x 6`4"</b>	<b>5pc Ensuite bath</b>	<b>Third</b>	<b>10`1" x 11`6"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>16`5" x 31`7"</b>	<b>Walk-In Closet</b>	<b>Third</b>	<b>6`1" x 9`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`11" x 5`0"</b>	<b>Nook</b>	<b>Basement</b>	<b>10`1" x 9`5"</b>
<b>Family Room</b>	<b>Basement</b>	<b>19`3" x 18`1"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`10" x 19`11"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C2**  
 Legal Desc: **1213383**

Remarks

Pub Rmks: **\*Open House Launch, Sept 21, 2-4:30\* Welcome to this stunning corner-lot property, with professional landscaping, mature trees, and meticulously manicured yard. As you approach, a charming ground-floor front patio leads to the striking custom wooden front door. Once inside, you'll be bathed in natural light that pours into every corner of the home, highlighting the rich hardwood floors that stretch across three levels, including the elegant open-riser staircase with GLASS WALLS. The living room is a warm and inviting space, featuring a gas fireplace with a tasteful tile surround, wood veneer accents, and custom shelving. Just beyond is the chef's kitchen, a culinary masterpiece with a generous quartz waterfall countertop and a glass tile backsplash that adds texture and movement. The kitchen is fully equipped with top-of-the-line BRIGADE and MIELE appliance package, including 36-inch six-burner gas stove, built-in dishwasher, wall oven, built-in microwave, oversized fridge and freezer, and wine/beverage fridge. Don't miss the Miele coffee bar station, a perfect finishing touch to this impressive kitchen. Throughout your tour, be sure to take in the abundance of natural light thanks to the elevated and thoughtfully placed windows throughout. An ELEVATOR provides ease of movement across all levels and is a game-changer when bringing in groceries or larger items. The second floor offers two oversized bedrooms with sculptured carpeting. One bedroom features a private balcony, while the other boasts a his-and-her closet tucked behind double french doors. This level is completed by a full four-piece bathroom, soaker tub and oversized STEAM SHOWER, along with a full laundry room that includes a window, pantry, and sink. Retreat to the third-floor master suite, where luxury and comfort merge seamlessly. This space includes a wet bar with beverage fridge, a cozy living area, walk-in closet, and a private balcony. The grand master ensuite offers a separate shower, oversized deep soaker tub, his-and-hers sinks, backlit mirrors, and under-cabinet lighting. The Fully finished basement added even more versatility to this home, with a multipurpose room perfect for a home theatre or workout area. A full four-piece bathroom and a mudroom with custom cabinets complete this level. The basement's IN-FLOOR HEATING extends to the oversized, insulated, and freshly painted garage which features an epoxy overlay floor. This home is outfitted with soft water, instant hot water, Vacu-flo, Aqua Flo Platinum advanced reverse osmosis system, and sprinkler system. Truly an architectural gem with thoughtful design elements and high-end finishes throughout, offering an unparalleled living experience. Discovery the vibrant and evolving community of Marda Loop, where urban charm meets a thriving local economy. Currently undergoing an exciting revitalization project with lively markets, coffee bars, boutique shops and trendy restaurants. This is a highly walkable community and it awaits your arrival!**

Inclusions: **Alarm with contract, living room tv with bracket, master bedroom tv wall bracket, basement tv wall bracket, master bedroom beverage fridge, Miele coffee machine, Vac-flo, garburator.**

Property Listed By: **Century 21 Bamber Realty LTD.**

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











