



THE
A-TEAM

**RE/MAX
FIRST**

433 10 Street, Calgary T2E 4M5

MLS® #: **A2166607**

Area: **Bridgeland/Riverside**

Listing Date: **09/20/24**

List Price: **\$1,199,999**

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:

2,189

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

2,189

Lot Sz Ar:

2,448 sqft

Lot Shape:

DOM

9

Layout

Beds:

4 (3 1)

Baths:

4.5 (4 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,No Neighbours Behind,Landscaped,Level,Street Lighting,Rectangular Lot,See Remarks
Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Flat,Membrane**

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

Sewer:

Ext Feat: **Other**

Construction:

Aluminum Siding ,Composite Siding

Flooring:

Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Gas Range**

Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`2" x 11`11"
Dining Room	Main	11`10" x 10`10"
2pc Bathroom	Main	5`9" x 4`10"
Walk-In Closet	Second	7`9" x 7`4"
Bedroom	Second	12`11" x 10`11"
4pc Ensuite bath	Second	8`0" x 5`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`11" x 11`6"
Foyer	Main	7`9" x 5`4"
Bedroom	Second	15`5" x 11`11"
4pc Ensuite bath	Second	10`11" x 4`11"
Walk-In Closet	Second	5`11" x 4`6"
Laundry	Second	9`2" x 6`6"

