



THE
A-TEAM

**RE/MAX
FIRST**

412 6A Street, Calgary T2E4A7

MLS®#: **A2167582** Area: **Bridgeland/Riverside** Listing Date: **09/26/24** List Price: **\$1,089,000**
 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: **2022**
Lot Information
 Lot Sz Ar: **2,454 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Street Lighting**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,947**
 Low Sqft:
 Ttl Sqft: **1,947**

DOM

22
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **3 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting,Private Yard**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Induction Cooktop,Microwave,Refrigerator,Stove(s),Washer**
 Int Feat: **Bar,Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

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

4pc Bathroom

Basement

0`0" x 0`0"

Family Room
Legal/Tax/Financial

Basement

11`9" x 16`0"

Title:
Fee Simple
Legal Desc:

2210322

Zoning:
R-C2

Remarks

Pub Rmks:

Welcome to this stunning 3-storey semi-detached home, nestled in the heart of Bridgeland. This home is just a short walk to everything from trendy cafes to green spaces, with downtown Calgary's skyline in full view! As you step inside, you'll immediately be greeted by the contemporary color palette and elegant ENGINEERED HARDWOOD flooring that stretches throughout the main level. The open-concept layout offers a seamless flow between the kitchen, living, and dining areas, creating a welcoming, spacious environment that's perfect for both everyday family living and entertaining guests. The chef-inspired kitchen is the heart of this home. It boasts CUSTOM shaker-style cabinetry, along with high-end stainless-steel appliances that promise to make meal prep a breeze. The QUARTZ countertops add sophistication, while the expansive waterfall island serves as a striking centerpiece and provides ample workspace for cooking, dining, and socializing. Thoughtfully designed for those who love to cook and entertain, the cabinetry extends into the dining area, providing additional storage for all your kitchen essentials. In the living room, you'll find the perfect spot to unwind, complete with a cozy GAS FIREPLACE that creates warmth and ambiance on cool evenings. Large sliding doors fill the space with natural light and offer easy access to the private back patio, extending your living space outdoors. Upgraded motorized blinds over the doors add convenience and control. The second level of this home is designed with comfort and luxury in mind, featuring two generously sized bedrooms, each thoughtfully appointed with its own PRIVATE ENSUITE bathroom and spacious walk-in closet. Conveniently located on this level is a laundry room, outfitted with custom cabinetry and ample storage. Ascend to the 3rd level, where the Primary Bedroom feels like an exclusive suite. This space features soaring VAULTED ceilings, while unobstructed DOWNTOWN VIEWS remind you that you are living in the heart of the city. The spa-like ensuite features IN-FLOOR heating, freestanding soaking tub, glass-enclosed shower, and double vanity set against elegant tilework. A large walk-in closet ensures all your wardrobe needs are met. The basement offers a spacious entertainment area, versatile enough for movie nights, games, or a home gym. It includes a fourth bedroom and a stylish 4-piece bathroom, ideal for guests or extended family stays. The wet bar adds a perfect touch for hosting gatherings or casual evenings with friends. Additional upgrades include a high-efficiency AIR CONDITIONING system, and a premium water softener that enhances water quality. You'll love spending summers in the private backyard, perfect for BBQs and outdoor playtime. The secure HEATED double detached garage keeps your vehicles safe. Whether you're biking to the nearby parks or enjoying the local amenities, the vibrant community of Bridgeland offers everything a family could want - all within walking distance!

Inclusions:
Property Listed By:

N/A
eXp Realty

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