



THE
A-TEAM

**RE/MAX
FIRST**

1620 17 Avenue, Calgary T2M 0R7

MLS®#: **A2167640**

Area: **Capitol Hill**

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

List Price: **\$819,900**

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:

1,871

Year Built:

2011

Low Sqft:

Ttl Sqft:

1,871

Lot Information

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

4

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Other

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Cooktop,Electric Stove,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

High Ceilings,No Smoking Home

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-----------------------|--------------|----------------------|
| Entrance | Main | 6`11" x 6`7" |
| Kitchen | Main | 13`6" x 14`2" |
| Mud Room | Main | 7`2" x 5`0" |
| Pantry | Main | 4`8" x 4`2" |
| Dining Room | Main | 13`6" x 6`6" |
| Walk-In Closet | Upper | 10`1" x 6`9" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|-----------------------|
| Office | Main | 12`4" x 10`1" |
| Living Room | Main | 16`9" x 14`6" |
| 2pc Bathroom | Main | 5`2" x 5`5" |
| Covered Porch | Main | 16`7" x 12`11" |
| Bedroom - Primary | Upper | 12`11" x 15`1" |
| 5pc Ensuite bath | Upper | 15`11" x 9`4" |

4pc Bathroom
Bedroom
Bedroom
4pc Bathroom

Upper
Upper
Basement
Basement

9`4" x 4`11"
10`3" x 11`0"
14`1" x 13`1"
7`11" x 4`11"

Laundry
Bedroom
Walk-In Closet
Family Room

Upper
Upper
Basement
Basement

6`7" x 5`5"
9`5" x 9`8"
4`8" x 13`1"
15`3" x 19`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2864AF

Zoning:
R-CG

Remarks

Pub Rmks: **Step into this stunning two-storey home in Capital Hill. The main floor features an open-concept design with 9-foot ceilings, a formal dining room, and a gourmet kitchen with granite countertops, ceiling-height cabinets, and stainless steel appliances. The cozy living room has a gas fireplace and in-ceiling speakers. A mudroom and a 2-piece bathroom complete the main floor. Upstairs, the master bedroom offers a luxurious 5-piece ensuite and a walk-in closet. Two additional bedrooms and a 4-piece bathroom provide ample space for the family. A laundry room adds convenience. The fully developed basement includes a wet bar, beer/wine fridge, a large bedroom, a 4-piece bathroom, and plenty of storage. The beautifully landscaped backyard features a patio and a deck, perfect for outdoor gatherings. This home truly has it all!**

Inclusions:
Property Listed By:

N/A
CIR Realty

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









