



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1404 21 Avenue, Calgary T2M 1L6**

MLS®#: **A2167716**

Area: **Capitol Hill**

Listing Date: **09/21/24**

List Price: **\$939,000**

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:

**2008**

Lot Information

Lot Sz Ar:

**3,003 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Front Yard,Garden,Low Maintenance Landscape,Street Lighting,Rectangular Lot  
Double Garage Detached**

DOM

**27**

Layout

Beds:

**4 (3 1 )**

Baths:

**4.0 (3 2)**

Style:

**2 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,Private Yard**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat:

**Built-in Features,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Pantry,Recessed  
Lighting,Skylight(s),Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>20`0" x 12`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>18`0" x 6`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>12`5" x 9`10"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`4" x 9`6"</b>
<b>Office</b>	<b>Main</b>	<b>13`3" x 12`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`4" x 12`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`5" x 9`10"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`5" x 5`6"</b>
<b>Media Room</b>	<b>Basement</b>	<b>19`1" x 17`7"</b>

2pc Bathroom  
4pc Ensuite bath

Basement  
Basement

Bedroom  
Kitchenette  
Legal/Tax/Financial

Basement  
Basement

13`6" x 11`6"  
7`11" x 6`6"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**3150P**

Remarks

Pub Rmks:

**Gorgeous oversized semi-detached home overlooking Confederation Park in the heart of Capitol Hill! This home has over 3,300sq ft of developed living space with a basement development that is perfect for a nanny suite or in-law. Main floor greets you with dark oak hardwood flooring, main floor office/flex room inside the front entrance, 9 ft ceilings, large open floor plan in the main living area with upgraded chef's kitchen, Jenn Air appliances with gas stove, walk-in pantry, granite counter tops and large island with seating. Spacious dining area and cozy living room with gas fireplace leading out to a large back deck. Upper level has a large primary suite with 5-piece ensuite, & walk-in closet leading directly into the convenient laundry room. Two additional bedrooms and another full bath. Basement is fully equipped with a beautiful wet bar, stunning media room, half bath for guests and an additional bedroom with 4-piece ensuite that is perfect for any house guest. Nicely appointed back yard with a large deck, fake turf for easy maintenance and a detached double garage. Incredible location, just steps away from Confederation Park, transit, shopping and a host of other great amenities. This home presents a great opportunity to buy a gorgeous home, in a great location, with more sq footage that anything else that is offered in the neighbourhood! Call today to book a private showing!**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bamber Realty LTD.**

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













