



THE
A-TEAM

**RE/MAX
FIRST**

1777 1 Avenue, Calgary T2N0B2

MLS®#: **A2167945**

Area: **Hillhurst**

Listing Date: **09/23/24**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1987**
Lot Information
Lot Sz Ar: **3,369 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,650**
Low Sqft:
Ttl Sqft: **1,650**

DOM

5
Layout
Beds: **2 (2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum,Tile**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Dining Room	Main	11`2" x 11`0"
Kitchen	Main	17`0" x 16`8"	Living Room	Main	18`0" x 18`8"
3pc Bathroom	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	10`10" x 13`5"
Bedroom	Upper	14`8" x 12`10"	Bedroom - Primary	Upper	16`11" x 15`0"
4pc Bathroom	Basement	0`0" x 0`0"	Family Room	Basement	16`10" x 19`6"

Storage	Basement	16`11" x 18`0"	Furnace/Utility Room	Basement	9`11" x 5`11"
			Legal/Tax/Financial		

Title:		Zoning:			
Fee Simple		R-C2			
Legal Desc:	6219L				

Remarks

Pub Rmks: ****OPEN HOUSE Saturday September 28 from 1pm-3pm**** Designed to exceed expectation, this beautifully crafted Inner-City infill offers an exquisitely curated home in the heart of Hillhurst. Boasting a plethora of incredible features that are sure to impress (including a new Roof in 2024), this remarkable gem offers over 2300 Sqft. of fully developed living space and a Double Detached Garage. The main floor features Hardwood Flooring throughout, a marvelous formal dining area, and a bright, crisp gourmet kitchen. This chef inspired kitchen is highlighted by black speckled stone counters, a breakfast nook with Bay Windows, and an ample amount of built-in storage space. The spacious master retreat features a 5-piece ensuite, and a private balcony. Also on the upper floor is a sizeable second bedroom, and a 4-piece bathroom highlighted by a gorgeous Claw Bathtub. The lower level is where you will find plenty of additional space and is comprised of a family/recreation room, another 4-piece bathroom, a massive storage room with the potential to be converted to a bedroom or any other versatile space that suits your needs, the laundry room, and the utility room. The backyard is a garden oasis featuring a towering central tree and professional landscaping. This wonderful home is within walking distance to Made by Marcus, Dairy Lane Cafe, Queen Elizabeth School, parks, playgrounds, fields, and all of the other supreme amenities Kensington has to offer!

Inclusions: **Hot Tub "as-is"**
 Property Listed By: **RE/MAX Real Estate (Central)**

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











