



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**413 18 Avenue, Calgary T2M 0T5**

MLS®#: **A2168149**      Area: **Mount Pleasant**      Listing Date: **10/10/24**      List Price: **\$1,085,000**  
 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: **2024**  
 Lot Information  
 Lot Sz Ar: **3,125 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Landscaped,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

DOM

**8**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Concrete,Stucco,Wood Frame**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard,Rain Gutters**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Skylight(s),Vinyl Windows,Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`1"	Dining Room	Main	12`9" x 11`4"
Kitchen	Main	20`1" x 26`5"	Living Room	Main	14`1" x 10`11"
Mud Room	Main	5`7" x 12`6"	4pc Bathroom	Second	8`4" x 8`8"
5pc Ensuite bath	Second	13`3" x 14`11"	Bedroom	Second	11`5" x 10`2"
Bedroom	Second	11`5" x 13`6"	Bedroom - Primary	Second	12`10" x 17`11"
Walk-In Closet	Second	7`4" x 11`3"	4pc Bathroom	Basement	5`3" x 10`3"

Bedroom  
Furnace/Utility Room

Basement  
Basement

13`5" x 10`11"  
5`11" x 10`10"

Game Room

Basement

19`2" x 19`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**21290**

Zoning:  
**RC2**

Remarks

Pub Rmks: **Welcome to this brand new luxurious semi-detached home in the heart of the coveted community of Mount Pleasant. This 2800 sqft home is situated on a 125ft long lot and features 4 bedrooms/3.5 bathrooms. Built by Exquisite Homes and designed by Midnight Design Studio this home combines contemporary and heritage looks to create a timeless masterpiece. The home comes standard with tons of high end options/upgrades including A/C, high end Kitchen aid appliances, engineered hardwood floors, Durabuilt black windows, glass/white oak railings, custom built ins, Calcutta flash quartz with backsplash, built in speakers, 10ft ceilings, heated floors in ensuite + much more! Full list of upgrades can be provided upon request. Upstairs includes a generous sized master with dual vanity and a custom curbless tiled shower with body jets. Main floor includes a spacious family room with a Montigo DRL60 fireplace enclosed by a Venetian plaster feature wall, large kitchen with to ceiling cabinets (shaker with plywood) and an oversized island. Finished basement area includes a 4th bedroom/ 3 piece bathroom, large flex room room with an entertainment unit and an adjacent wet bar. Close to amenities such as public transportation, mount pleasant arts centre, skating rink, swimming pool, tennis courts, confederation park, 16th avenue, not to mention we are a little over a block away from Balmoral middle school and close to Crescent heights high school.**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX Real Estate (Central)**

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









