

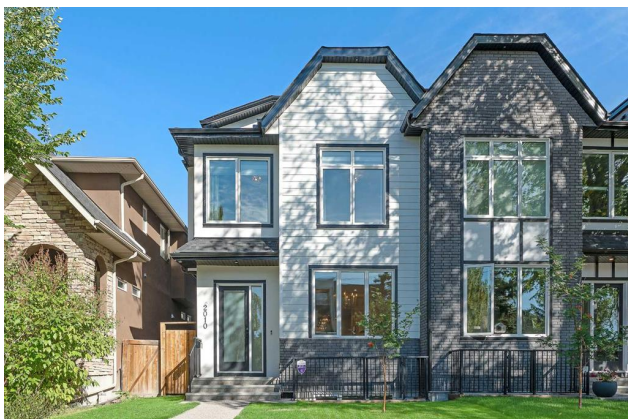


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2010 41 Avenue, Calgary T2T 2M1**

MLS®#: **A2168154**      Area: **Altadore**      Listing Date: **09/24/24**      List Price: **\$1,275,000**  
 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: **3,067 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear**

DOM

**4**  
Layout  
 Beds: **5 (4 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**      Construction: **Brick,Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bar,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Soaking Tub,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>20`0" x 13`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`4" x 11`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`8" x 13`7"</b>	<b>Family Room</b>	<b>Basement</b>	<b>19`7" x 19`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`3" x 9`0"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>12`9" x 12`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`4" x 6`10"</b>	<b>Mud Room</b>	<b>Main</b>	<b>14`0" x 5`0"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>14`5" x 6`9"</b>	<b>Bedroom - Primary</b>	<b>Third</b>	<b>13`6" x 11`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`7" x 12`9"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 10`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`6" x 10`2"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`1" x 11`11"</b>

2pc Bathroom  
4pc Bathroom  
6pc Ensuite bath

Main  
Upper  
Third

5`5" x 4`8"  
9`0" x 4`11"  
12`9" x 12`6"

4pc Bathroom  
3pc Ensuite bath

Basement  
Upper

8`5" x 4`11"  
6`10" x 6`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**743AD**

Remarks

Pub Rmks:

**OPEN HOUSE SUNDAY SEPTEMBER 29 FROM 2:00-4:00PM.** Experience urban luxury in this remarkable three-story residence, crowned by an exceptional rooftop retreat. Expertly crafted by Chandan Homes, this home is nestled in the heart of Altadore. From the moment you arrive, the sleek façade and exposed aggregate walkway set the tone for the modern elegance found throughout. Step inside to discover thoughtful upgrades such as flat-painted ceilings, built-in speakers, and 8-foot doors that lead the way through the main and upper levels, where wide-plank engineered hardwood flooring exudes warmth and sophistication. The heart of the home is the exquisite chef's kitchen, where two-toned cabinetry pairs beautifully with a textured herringbone backsplash and quartz countertops. An oversized eat-in island offers seating for six, while the high-end JENN AIR stainless steel appliances elevate the space to a culinary dream. With 12-foot ceilings and an abundance of natural light pouring in through transom windows above double patio doors, the main floor is designed for seamless flow between the kitchen, dining, and living areas. Custom built-ins in both the living room and mudroom ensure form meets function at every turn. On the second floor, you'll find three generously sized bedrooms including one with an ensuite, a 2nd full bathroom, and a convenient laundry room, not to mention the perfect loft or play area. The primary suite, however, enjoys its own dedicated floor—an elevated retreat with a spa-inspired ensuite and access to a private rooftop patio, offering an unmatched space for relaxation and privacy. Downstairs, the fully finished basement adds even more versatility with a rec room featuring a built-in media unit, wet bar, fourth bedroom, and full bathroom. Outside, enjoy the well-manicured and low-maintenance backyard with aggregate patio, and access to the double-detached garage. Altadore is one of Calgary's most sought-after inner-city neighborhoods, known for its tree-lined streets and proximity to the vibrant Marda Loop district. Residents enjoy easy access to boutique shops, trendy cafes, and a variety of restaurants, as well as outdoor spaces like River Park and Sandy Beach along the Elbow River. With excellent schools, quick commutes to downtown, and plenty of recreational opportunities, Altadore offers an ideal blend of urban convenience and community charm.

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**

