



THE
A-TEAM

**RE/MAX
FIRST**

2805 4 Avenue, Calgary T2N 0R2

MLS®#: **A2168734**

Area: **West Hillhurst**

Listing Date: **09/26/24**

List Price: **\$769,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar: **2,475 sqft**
Lot Shape: **Depth on 1 Side - 26.57M. The other side - 30.76M (Taken from Remaps List)**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Interior Lot,Irregular Lot,Level,Street Lighting**
Park Feat: **Double Garage Detached**

DOM

22

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**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`0" x 12`0"
Living Room	Main	17`2" x 14`0"
Family Room	Basement	21`2" x 13`4"
Bedroom - Primary	Upper	14`6" x 13`0"
Bedroom	Upper	12`8" x 10`0"
2pc Bathroom	Main	5`8" x 4`8"
4pc Bathroom	Upper	7`6" x 7`0"

Room	Level	Dimensions
Dining Room	Main	12`0" x 7`6"
Foyer	Main	7`8" x 6`10"
Laundry	Basement	13`6" x 7`0"
Bedroom	Upper	11`8" x 10`4"
Bedroom	Basement	11`0" x 7`6"
3pc Bathroom	Basement	13`6" x 5`6"
4pc Ensuite bath	Upper	8`4" x 7`0"

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **0311063**

Remarks

Pub Rmks: **Welcome to your dream home! This stylish contemporary half duplex offers a perfect blend of comfort and modern living, featuring a total of 3+1 bedrooms and 3.5 baths. Step inside to discover a bright and inviting open concept floor plan with large windows bring in an abundance of natural light, and hardwood floors that carry throughout the main level. Overlooking the living and dining spaces, the kitchen boasts stainless-steel appliances, granite countertops, a generous centre island—perfect for cooking and entertaining. Ample storage, including pantry cabinets and a wine rack, ensures you have all the space you need to stock up on kitchen supplies, yet ensures your counters are clutter free. Retire to a zen-like primary bedroom, where relaxation awaits. A generous walk-in closet is paired with a stylish ensuite bath that boasts the luxury of a jacuzzi tub. 2 more spacious bedrooms and a full bath complete the 2nd floor. The fully finished basement is ideal for a family, featuring an additional bedroom, a full bath, and an expansive family room made cozy by a charming corner gas fireplace—perfect for movie nights with the kids. This home has been meticulously updated with fresh paint and new carpet, ensuring a move-in-ready experience. Step outside to a charming south facing patio, an ideal setting for your outdoor dining aspirations—enjoy meals beneath the stars! Embrace an active lifestyle with the scenic walking paths of Parkdale Blvd and the picturesque banks of the Bow River just moments away. Explore nearby parks and playgrounds, including Karl Baker Off-leash Park, a place to let your furry friends play. Convenience is at your fingertips—only minutes from downtown Calgary, the University of Calgary, Foothills and Children's Hospitals, Market Mall, and North Hill Centre. Enjoy nearby tennis, golf, and countless amenities to enhance your lifestyle.**

Inclusions: **N/A**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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









