



THE
A-TEAM

**RE/MAX
FIRST**

1139 20 Avenue, Calgary T2M 1E9

MLS®#: **A2169989**

Area: **Capitol Hill**

Listing Date: **10/04/24**

List Price: **\$1,249,000**

Status: **Active**

County: **Calgary**

Change: **-\$46k, 19-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **5,274 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,711**
Low Sqft:
Ttl Sqft: **2,711**

DOM

48
Layout
Beds: **7 (4 3)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot,Landscaped,Level,Private**
Park Feat: **220 Volt Wiring,Double Garage Detached,Heated Garage,Insulated,RV Access/Parking**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Disposal,Gas Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Double Vanity,No Animal Home,No Smoking Home,Pantry,Skylight(s),Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`9" x 20`0"
Dining Room	Main	7`11" x 7`3"
Office	Main	10`8" x 11`5"
Flex Space	Second	14`5" x 11`11"
Bedroom	Second	11`10" x 11`1"
6pc Bathroom	Main	10`7" x 8`11"
Entrance	Main	7`7" x 8`9"

Room	Level	Dimensions
Kitchen With Eating Area	Main	13`1" x 12`0"
Sunroom/Solarium	Main	15`4" x 11`7"
Bedroom - Primary	Main	12`6" x 13`11"
Bedroom	Second	11`11" x 11`9"
Bedroom	Second	13`2" x 12`2"
2pc Bathroom	Main	5`0" x 50`0"
4pc Bathroom	Second	9`7" x 8`1"

3pc Bathroom
Bedroom
Bedroom

Lower
Lower
Lower

11`0" x 6`0"
12`4" x 12`11"

3pc Bathroom
Bedroom

Lower
Lower

12`2" x 11`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3150P

Zoning:
R-CG

Remarks

Pub Rmks:

CUSTOM/QUALITY built. This special property shows curb appeal and class. It is purpose built with an ideal layout for the MULTI GENERATIONAL family with privacy areas for all. 3 bedrooms and bath up AND 3 bedrooms and bath down. Lower level has access by 2 staircases. ALL MAHOGANY flooring and Italian ceramic tile. The MASTER bedroom is on the main floor with a lovely 5 piece spa-like bath. OFFICE is also on the main floor. There is a SOUTH exposed family room in a SOLARIUM like setting that has a skylight and wood burning stove and is just off the kitchen. The family room opens to a cozy south deck and patio. This truly QUIET interior has TRIPLE GLAZED windows in both house and garage. The DREAM GARAGE is built like a SHOP with double insulation, heated, and drywalled; with floor drain, 220v wiring and 8 ft. overhead door. There is storage and shelving galore! Adjacent is an RV or 2 car parking space. There are low maintenance portable gardens and sheds. All professionally built by the current OWNER/CONTRACTOR. Location,! Location! Location! One block to DOWNTOWN bus service and a short 4 block walk to SAIT. Handy to North Hill Shopping Center. Note safety features; Water Stop system at source, Back water valve at main, Sump pump, Interconnected smoke and CO detectors. Excellent monthly revenue is\$4200.

Inclusions:
Property Listed By:

**Beds, dressers, desks, chairs in kids bedrooms as desired.
TREC The Real Estate Company**

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







