



THE A-TEAM

RE/MAX FIRST

53 HOMESTEAD Boulevard, Calgary T3J 4A9

MLS®#: A2170512 Area: Homestead Listing Date: 10/03/24 List Price: \$549,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2022
Lot Information
Lot Sz Ar: 2,163 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,291
Low Sqft:
Ttl Sqft: 1,291

DOM
26
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey
Parking
Ttl Park: 2
Garage Sz:

Access:
Lot Feat: Back Lane, Back Yard, Garden, Low Maintenance Landscape, Landscaped
Park Feat: Off Street, Parking Pad

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: BBQ gas line, Garden, Private Yard

Construction: Composite Siding, Vinyl Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener
Int Feat: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 2pc Bathroom, Kitchen, 3pc Ensuite bath, Bedroom, and Bedroom - Primary.

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, Living Room, 4pc Bathroom, and Bedroom.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2012035

Zoning:
R-Gm

Remarks

Pub Rmks:

OPEN HOUSE Sat Oct 12 11am - 2pm | NO CONDO FEES | CORNER-UNIT | TONS OF WINDOWS | UPGRADED THROUGHOUT! Don't miss this incredible opportunity to build equity in a rapidly growing community! This 2022 corner-unit, no-condo-fee townhome built by Partners in Homestead features a professionally landscaped south-facing backyard, complete with sod and a concrete pad ready for future garage or parking. The home offers an open floor plan with extra side windows, allowing natural light to flood the main level. The bright kitchen boasts upgraded stainless steel appliances, upgraded countertops, a convenient island for additional eating and prepping space, and a large window. The main floor also includes a half bath and access to the spacious backyard. Upstairs, you'll find 3 generous bedrooms, including a custom larger master bedroom that easily fits a king-sized bed and additional bedroom furniture, along with a walk-in closet and an upgraded ensuite featuring a tiled glass shower. The basement is framed and prepped, ready to be finished with your personal touches, and includes two large windows. Additional upgrades include a Culligan water softener, rough-ins for air conditioning and a humidifier, and a tankless hot water system. The back entrance also offers an easy option to create a separate entry. Homestead will soon feature 2 schools, 4 playgrounds, and a large commercial hub, making it an ideal community to settle in!

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







