



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**912 32 Street, Calgary T2N 2W2**

MLS®#: **A2170706**

Area: **Parkdale**

Listing Date: **10/03/24**

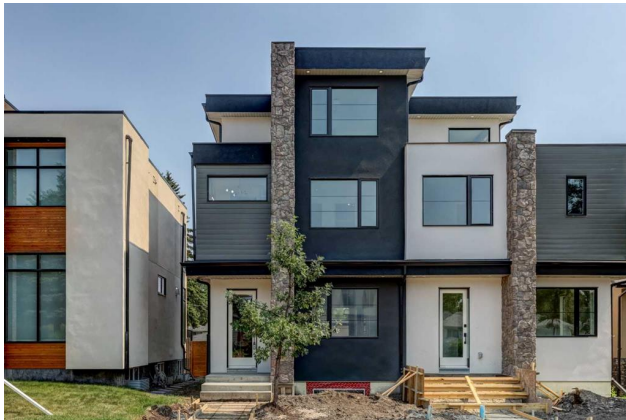
List Price: **\$1,074,900**

Status: **Active**

County: **Calgary**

Change: **-\$23k, 08-Nov**

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: **2,950 sqft**  
Lot Shape:

Access:  
Lot Feat: **Back Lane,Cul-De-Sac,Low Maintenance Landscape,Landscaped**  
Park Feat: **Double Garage Detached**

Finished Floor Area  
Abv Sqft: **1,897**  
Low Sqft:  
Ttl Sqft: **1,897**

DOM

**49**  
Layout  
Beds: **4 (3 1 )**  
Baths: **4.0 (4 0)**  
Style: **3 Storey,Side by Side**

Parking  
Ttl Park: **5**  
Garage Sz: **2**

Utilities and Features

Roof: **Vinyl,Membrane**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Playground**

Construction: **Concrete,ICFs (Insulated Concrete Forms),Metal Siding ,Stone,Wood Frame**  
Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**

Water Source:  
Fnd/Bsmt: **ICF Block,Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Gas Water Heater,Microwave,Range Hood**  
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Quartz Counters,Soaking Tub,Sump Pump(s),Vinyl Windows,Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 13`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 8`3"</b>
<b>6pc Ensuite bath</b>	<b>Second</b>	<b>8`11" x 11`8"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>8`11" x 11`8"</b>
<b>Family Room</b>	<b>Third</b>	<b>12`3" x 10`8"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`4" x 9`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`3" x 10`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`2" x 10`8"</b>
<b>Bedroom</b>	<b>Third</b>	<b>12`3" x 10`8"</b>
<b>4pc Bathroom</b>	<b>Third</b>	<b>4`11" x 8`5"</b>

<b>Balcony Den</b>	<b>Third Basement</b>	<b>6`11" x 11`7"</b> <b>11`2" x 8`6"</b>	<b>Bedroom</b> <b>4pc Bathroom</b> Legal/Tax/Financial	<b>Basement Basement</b>	<b>18`3" x 21`9"</b> <b>5`3" x 8`10"</b>
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Title: **Fee Simple**  
 Legal Desc: **8321AF**

Zoning: **R-C2**

Remarks

Pub Rmks: **Welcome to Parkdale! EXECUTIVE LIVING! Glorious Four bedroom, THREE STOREY home! Comes with all the bells and whistles, including a roof top patio that overlooks downtown Calgary! Nothing was spared when constructing this Magnificent Home! Starting with a full ICF foundation, followed by upgrades and extras galore! Three full floors and all staircases complete with engineered hardwood. Move downstairs to fully finished basement that includes one bedrooms, living area and four piece bath. Vinyl plank & Ceramic tile flooring in the basement. No Carpet House! The Chef's kitchen includes high end imported appliances only. Panelled, built in fridge, built in gas stove, wall oven, oversized kitchen quartz island, second bar area / prep island, built in pantry, and the list goes on and on. Retreat to the second level with two primary bedrooms that both offer large walk in closet ensuite areas. Large bedroom and four pice ensuite with living area and balcony located on third storey. Laundry area finishes off the second floor nicely. Upgraded fixtures, automatic lighting, under cabinet and island lighting, closet organizers throughout, mud room built ins, foyer area, fireplace in the main floor family area, double detached garage, private rear deck, fully landscaped, upgraded exterior stone, metal siding and stucco system. What have i left out? Oh yes, third floor retreat / loft area that walks out onto private roof top patio area, that include views on top of views! top of views! Premier inner city neighbourhood! Steps from Foothills Hospital, bus routes and all amenities! Call you favorite Realtor or message to view! Quality craftsmanship and PRICED TO SELL! Come check out this beautiful home before it is gone. Call you favorite Realtor to view.**

Inclusions: **n/a**  
 Property Listed By: **CIR Realty**

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

