



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2104 28 Avenue, Calgary T2T 1K5**

MLS®#: **A2170800**      Area: **Richmond**      Listing Date: **10/05/24**      List Price: **\$1,249,000**  
 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: **2011**  
Lot Information  
 Lot Sz Ar: **289 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape**  
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **2,547**  
 Low Sqft:  
 Ttl Sqft: **2,547**

DOM

**1**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Rubber**  
 Heating: **High Efficiency,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Stone,Stucco**  
 Flooring: **Carpet,Ceramic Tile,Concrete,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>17`10" x 13`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`10" x 14`8"</b>
<b>Family Room</b>	<b>Second</b>	<b>15`2" x 15`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`9" x 10`7"</b>
<b>Office</b>	<b>Main</b>	<b>11`0" x 8`4"</b>	<b>Laundry</b>	<b>Second</b>	<b>8`10" x 7`0"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>14`10" x 12`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>15`1" x 9`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>16`5" x 11`7"</b>	<b>5pc Ensuite bath</b>	<b>Third</b>	<b>14`9" x 9`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>11`1" x 5`7"</b>	<b>5pc Bathroom</b>	<b>Lower</b>	<b>8`3" x 8`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`10" x 4`9"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>14`6" x 14`2"</b>

Exercise Room

Lower

12`10" x 12`8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-CG

4479P

Remarks

Pub Rmks:

Welcome to this exquisite 4-bedroom, 3.5-bathroom home that blends modern design with state-of-the-art technology, located in the heart of the city! Over 3500 SQFT of living space!!!! Enjoy the convenience of being centrally located, just minutes from top-rated schools, shopping, dining, and all essential amenities. Low maintenance private backyard is perfect for entertaining! **Key Features:** - **Smart Home Control:** Crestron lighting control system allows you to effortlessly manage heat, lighting, AC, audio, and video throughout the house. - **Comfort & Efficiency:** Enjoy the comfort of in-floor heating in the basement and a tankless hot water system, while the efficient AC keeps the home cool. - **Designer Finishes:** Designer lighting, including a stunning Bocci chandelier and other elegant fixtures, elevate the home's aesthetic. Designer appliances from Electrolux Ikon and Miele make the kitchen a chef's dream. - **Entertainment-Ready:** All floors are pre-wired for TV, while the bonus room and gym are ready for a home theater setup, perfect for movie nights and sports viewing. - **Master Suite & Outdoor Living:** Wake up to breathtaking city views from the master suite and enjoy sunsets from your own private oasis. - **Easy Accessibility:** Situated on multiple entrance streets with a paved lane for added convenience. - **New Roof:** A recently installed roof with a 30-year lifespan ensures peace of mind for years to come. - **Garage & Lighting Control:** The garage is equipped with Crestron lighting control, offering ease and security as you come and go. Very easy access to downtown. Experience the ultimate in comfort, convenience, and style. This home is a must-see!

Inclusions:

Property Listed By:

N/A

CIR Realty

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





















