



THE
A-TEAM

**RE/MAX
FIRST**

2104 28 Avenue, Calgary T2T 1K5

MLS®#: **A2170800** Area: **South Calgary** Listing Date: **10/05/24** List Price: **\$1,149,000**
 Status: **Pending** County: **Calgary** Change: **-\$100k, 21-Oct** 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

46
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
Kitchen	Main	17`10" x 13`2"	Living Room	Main	19`10" x 14`8"
Family Room	Second	15`2" x 15`1"	Dining Room	Main	11`9" x 10`7"
Office	Main	11`0" x 8`4"	Laundry	Second	8`10" x 7`0"
Bedroom - Primary	Third	14`10" x 12`11"	Bedroom	Second	15`1" x 9`10"
Bedroom	Second	16`5" x 11`7"	5pc Ensuite bath	Third	14`9" x 9`7"
4pc Bathroom	Second	11`1" x 5`7"	5pc Bathroom	Lower	8`3" x 8`0"
2pc Bathroom	Main	4`10" x 4`9"	Bedroom	Lower	14`6" x 14`2"

Exercise Room

Lower

12`10" x 12`8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

4479P

Zoning:

R-CG

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. **SELLER IS OFFERING 20K TO REPAINT**

Inclusions:

Property Listed By:

N/A

CIR Realty

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











