



THE A-TEAM

RE/MAX FIRST

1712 49TH Avenue, Calgary T2T 2T9

MLS®#: A2171052 Area: Altadore Listing Date: 10/11/24 List Price: \$995,000
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Semi Detached (Half Duplex)
City/Town: Calgary
Year Built: 2007
Lot Information
Lot Sz Ar: 3,050 sqft
Lot Shape:
Access:
Lot Feat: Back Lane, Back Yard, Private, Rectangular Lot
Park Feat: Double Garage Detached

Finished Floor Area
Abv Sqft: 1,874
Low Sqft:
Ttl Sqft: 1,874

DOM

7
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey, Side by Side
Parking
Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Fire Pit, Private Entrance, Private Yard
Construction: Stone, Stucco, Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Int Feat: Bookcases, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bedroom - Primary, Bedroom, 2pc Bathroom, 4pc Bathroom across different levels.

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

RCG

5770AJ

Remarks

Pub Rmks: **Offered for sale by the original owner, this recently upgraded 3 + 1 bedroom home sits on a quiet street in sought after Altadore. Upon entry, you will notice how this property was built to the highest standard, with quality materials + luxurious finishes. Flooded by natural light, the main floor features a formal entryway; dining room; upgraded kitchen with quartz counters, new stainless steel appliance package (2021), custom wood cabinetry, farmhouse sink + garburator, designer lighting; site finished hardwood floors; coved entry ways; 2-piece bath, and a cozy living room anchored by a fireplace + built-ins w/ hidden dry bar. Outdoor living includes a spacious deck w/ privacy pergola & sitting area w/ sectional + fireable (both included). The upper level hosts an inviting primary retreat w/ a 5-piece ensuite bath (big soaker tub, separate shower, large double vanity), walk-in closet, architectural fireplace, & vaulted ceilings. Also on this level are 2 more large bedrooms w/ big closets, a stacked washer/dryer, linen closet, and spacious 4-piece bath. Don't miss the expansive lower level guest room w/ handy walk through closet leading to a 4-piece bath, rumpus/media room, and under stair storage + bonus freezer. The garage is double detached on a paved lane and the landscaping is mature w/ perennials, small yard (perfect for kids), and columnar Aspen's. This location is minutes from downtown, steps from great schools/wonderful parks + playgrounds, countless amenities and public transit. Your fabulous & kind new neighbours will make you feel welcomed from the very beginning.**

Inclusions: **Back deck fire table + sectional + outdoor rugs, Alarm system (no contract)**

Property Listed By: **RE/MAX Realty Professionals**

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









