

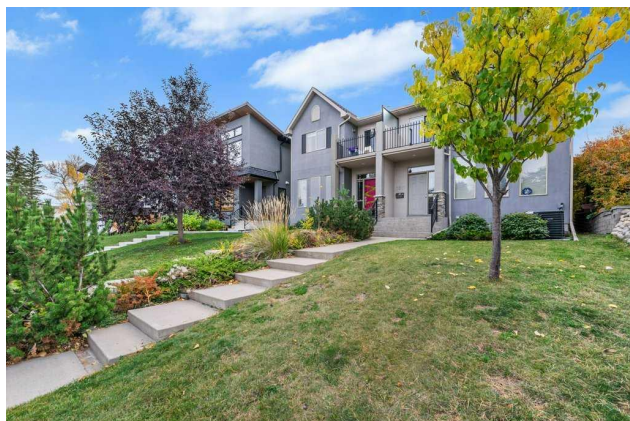


THE
A-TEAM

**RE/MAX
FIRST**

1311 21 Avenue, Calgary T2M 1L5

MLS®#: **A2172130** Area: **Capitol Hill** Listing Date: **10/17/24** List Price: **\$725,000**
 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: **2004**
Lot Information
 Lot Sz Ar: **3,003 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Front Yard,Landscaped,Sloped,Treed**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,738**
 Low Sqft:
 Ttl Sqft: **1,738**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Shingle** Construction: **Stucco**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Barbecue,BBQ gas line,Dog Run,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Oven,Gas Range,Microwave,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Bookcases,Built-in Features,Closet Organizers,Granite Counters,No Smoking Home,Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 5`4"	4pc Bathroom	Second	7`11" x 6`0"
4pc Ensuite bath	Second	6`4" x 13`2"	Dining Room	Main	13`7" x 14`0"
Kitchen	Main	14`8" x 13`5"	Living Room	Main	14`0" x 14`6"
Bedroom	Second	11`11" x 10`6"	Bedroom	Second	9`8" x 10`8"
Den	Second	8`8" x 6`2"	Bedroom - Primary	Second	13`3" x 16`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

3150P

Remarks

Pub Rmks:

You'll love this wonderful home, ideally situated just steps from the Confederation Park pathway system and elevated high above the treetops, offering beautiful views. This spacious 2,100 sq ft air-conditioned residence is the perfect starter home for a couple or family, attractively priced by a reasonable seller eager to upgrade. Featuring a total of four bedrooms and 2.5 bathrooms, this home boasts a developed basement and an open kitchen and living area that overlooks a fantastic south-facing backyard—ideal for entertaining. Enjoy the elegant 9-foot ceilings, hardwood floors, granite countertops, stainless steel appliances, and a convenient sit-up island, all bathed in natural light. The semi-formal dining area, along with front and back closets, adds to the home's functionality, while large floor-to-ceiling windows and a warm gas fireplace create a welcoming ambiance. As you ascend the open stairwell, you'll find three bedrooms and two bathrooms, including a luxurious 4-piece ensuite with a walk-in closet and expansive southern windows. At the end of the hallway, a cozy reading nook opens up to a large balcony, showcasing breathtaking views. The upper level also features a 4-piece bathroom and two additional bedrooms or office. The fully developed lower level offers an extra guest suite, a comfortable living area perfect for movie nights, a rumpus area for the kids + great storage. Outdoors low-maintenance backyard is an excellent space for entertaining, complete with a tiled patio and wide aggregate sidewalks leading to your double garage. With just a few personal touches you can make this home your own before winter arrives. Priced to move in a fantastic location, this opportunity is not to be missed! But hurry on this one...

Inclusions:
Property Listed By:

**Shed
RE/MAX Real Estate (Central)**

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



