



THE
A-TEAM

**RE/MAX
FIRST**

1707 2 Avenue, Calgary t2n 0g3

MLS®#: **A2173064** Area: **Hillhurst** Listing Date: **10/15/24** List Price: **\$1,299,900**
 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: **2015**
 Lot Information
 Lot Sz Ar: **3,369 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,032**
 Low Sqft:
 Ttl Sqft: **3,032**

DOM

2
Layout
 Beds: **5 (4 1)**
 Baths: **4.5 (4 1)**
 Style: **3 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Few Trees,Low Maintenance Landscape,Landscaped,Views**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Flat**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Yard**
 Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Oven,Refrigerator,Washer**
 Int Feat: **Bar,Built-in Features,Chandelier,Granite Counters,Kitchen Island,Pantry,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`9" x 11`2"	Kitchen	Main	15`11" x 13`9"
Dining Room	Main	13`10" x 9`8"	Foyer	Main	7`2" x 5`7"
Den	Main	12`5" x 11`4"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	18`4" x 11`10"	5pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	13`10" x 11`3"	Bedroom	Second	12`1" x 11`7"
Laundry	Second	5`10" x 5`10"	4pc Bathroom	Second	0`0" x 0`0"
Family Room	Third	18`7" x 15`10"	Other	Third	12`8" x 8`0"

Bedroom
Game Room
3pc Ensuite bath

Third
Basement
Basement

9`11" x 11`3"
20`10" x 19`1"
0`0" x 0`0"

4pc Bathroom
Bedroom

Third
Basement

0`0" x 0`0"
11`6" x 10`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1511760

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to Your Dream Home in Hillhurst! Discover the perfect blend of luxury and convenience in this stunning contemporary three-story masterpiece, located in the heart of one of Calgary's most sought-after neighbourhoods. This five-bedroom, four-and-a-half-bath beauty offers the space and style your growing family needs. Situated on a picturesque tree-lined street, you'll enjoy quick access to Queen Elizabeth High School, Riley Park, the vibrant Kensington area, SAIT, and serene river pathways—ideal for both work and leisure. Walk to your favourite restaurant for dinner and stroll home on the river pathways! From the moment you arrive, this home will captivate you. Step inside to an open and spacious main floor, featuring a front den perfect for your home office. The modern Chef's kitchen boasts expansive granite countertops, stainless steel appliances, and abundant storage. The dining and living areas are centred around a chic two-way fireplace, with patio doors leading to your private backyard oasis. The second level offers three generously sized bedrooms, a full bath, and a convenient laundry room. The primary suite is a true retreat with breathtaking downtown views, dual walk-in closets, and a luxurious ensuite featuring a soaking tub, tiled shower, and private water closet. Perfect for family relaxation, the third floor includes a family room, a fully appointed wet bar, a fourth bedroom, and a full bath. Step out onto your private balcony to soak in million-dollar views of downtown and Calgary's famous sunsets. The lower level is designed for ultimate entertainment, featuring a large family/media room, a fifth bedroom with a three-piece ensuite, and plenty of storage. Complete with a double detached garage and a private backyard, this home is the perfect blend of comfort and style. Don't miss out—schedule your viewing today!

Inclusions:
Property Listed By:

NA
RE/MAX Real Estate (Mountain View)

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













