



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**307 34 Avenue, Calgary T2E 2J8**

MLS®#: **A2173249**

Area: **Highland Park**

Listing Date: **10/15/24**

List Price: **\$849,500**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 12-Dec**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,958**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,958**

Lot Information

Lot Sz Ar:

**5,769 sqft**

Lot Shape:

DOM

**67**

Layout

Beds: **5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**3**

Garage Sz:

**2**

Access:

Lot Feat:

**Back Lane,Landscaped**

Park Feat:

**Double Garage Detached,Insulated**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

**Stucco**

Flooring:

**Carpet,Ceramic Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Dryer,Electric Stove,Gas Dryer,Gas Range,Refrigerator,Washer**

Int Feat:

**High Ceilings,Kitchen Island,Quartz Counters,See Remarks,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Great Room</b>	<b>Main</b>	<b>14`1" x 9`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 9`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>8`4" x 5`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`6" x 9`2"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>10`6" x 8`5"</b>
<b>Living Room</b>	<b>Lower</b>	<b>12`11" x 9`8"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>18`6" x 15`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`9" x 8`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`9" x 13`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 10`1"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>

<b>Bedroom</b>	<b>Lower</b>	<b>13`11" x 9`11"</b>	<b>Kitchen</b>	<b>Lower</b>	<b>12`10" x 9`6"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`5" x 10`11"</b>			
Legal/Tax/Financial					

Title: **Fee Simple**      Zoning: **R-C2**

Legal Desc: **5942AD**

Remarks

Pub Rmks: **Custom built infill duplex ready for possession, built by Numark Home. Lower legal suite. A must see, loaded with upgrades & features which include: over 2700 sq ft of developed living space, upgraded, LVP flooring, 2 furnaces, quartz throughout, 9' ceilings, vaulted ceilings, top of the line stainless steel appliances, gas fireplace, gas fireplace with custom built in wall unit, upgraded lighting throughout, stunning ensuite with oversized shower & stand alone tub, stucco exterior, patio, gas line for bbq & insulated/dry walled double detached garage. The main open & bright floor plan features a living room, dining area, great room with gas fireplace, 2pc bath & the stunning kitchen that offers loads of counter space, & an island with eating bar. The upper level features a 4pc bath, laundry room with sink & lots of counter space, bonus room & 3 good size bedrooms. The primary bedroom offers a large walk in closet with built ins & a full retreat ensuite. The lower legal suite features 2 bedrooms, kitchen, living room, laundry, & 4pc bath. You will be amazed with the features & upgrades of this property. Only a few more finishing items to be done before full 3D photos are done, but it might be sold before this. Book your viewing now.**

Inclusions: **washer & dryer in suite, fridge in suite**

Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











