

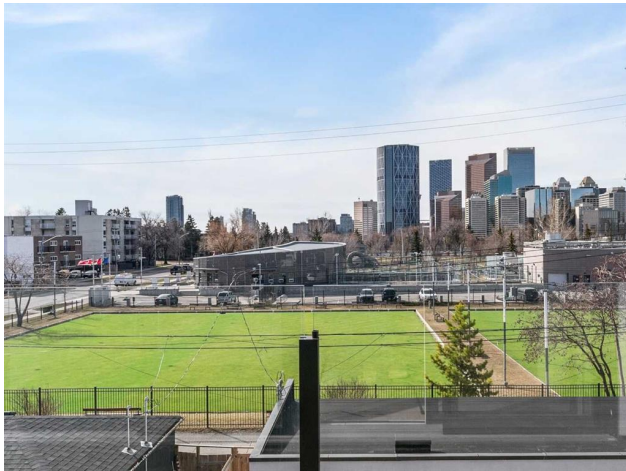


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**129 7 Avenue, Calgary T2E 0M6**

MLS®#: **A2173775** Area: **Crescent Heights** Listing Date: **10/17/24** List Price: **\$1,299,000**  
 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: **2018**  
Lot Information  
 Lot Sz Ar: **3,003 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane, No Neighbours Behind, Rectangular Lot**  
 Park Feat: **Double Garage Detached, Insulated**

DOM

**0**  
Layout  
 Beds: **5 (4 1)**  
 Baths: **4.5 (4 1)**  
 Style: **3 Storey, Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle, Rubber**  
 Heating: **In Floor, Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Brick, Stucco, Wood Frame**  
 Flooring: **Ceramic Tile, Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Washer/Dryer, Window Coverings**  
 Int Feat: **Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 6`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`1" x 24`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`1" x 24`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`4" x 15`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>10`1" x 4`11"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`8" x 14`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`1" x 13`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`10" x 14`3"</b>

<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 11`7"</b>	<b>Laundry</b>	<b>Second</b>	<b>5`4" x 8`9"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>6`4" x 8`3"</b>	<b>5pc Ensuite bath</b>	<b>Third</b>	<b>13`8" x 19`11"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>15`4" x 16`2"</b>	<b>Walk-In Closet</b>	<b>Third</b>	<b>6`9" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`10" x 11`5"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`9" x 13`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`11" x 18`10"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`8" x 17`9"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C2**  
Legal Desc: **4456R**

Remarks

Pub Rmks: **Contemporary and elegant 3-storey custom-built home with views of the city in the premier neighborhood of Crescent Heights (2024 property assessment is at \$1,440,000.00)! A perfect combination of luxury and function thanks to attention to detail and impeccable use of every inch. Features a total of 5 beds (4+1) + 4.5 Baths | 2 master suites with 3,446 sq. ft. of luxurious living space | boasts infinite postcard views of downtown/parks on the 2nd and 3rd level | High ceilings on all 4 Levels | Gleaming engineered hardwood Flooring throughout (no carpet) | Italian quartz countertops in Kitchen & All Baths | Floor-to-ceiling windows on the main and upstairs levels capture spectacular views and allow vast sunlight to filter through | Custom designed open stairwell with 5 mm glass | Built-in speakers all around the house | High-end Miele appliance package | Sunny south-facing backyard; no neighbour behind | Central A/C | Step inside and admire the open-concept main floor, greeting you with a 10' high ceiling and beautiful engineered hardwood flooring. The good-sized dining room is on your right with modern and elegant lighting fixtures. The beautiful gourmet kitchen offers a big centre island w/quartz, gas cooktop w/ a pot filler, high end Miele SS appliances w/ a built-in refrigerator, oven, and microwave, and ceiling height cabinets. A gorgeous spacious living room with large windows and a gas fireplace is perfect for entertaining. A double sliding door leads you to your south backyard with gas hook-up; great for summer BBQs and gathering. The luxurious open stairs lead you to the 2nd floor with high ceilings. There are a total of 3 bedrooms including one master bedroom overlooking downtown, a luxurious 6 pc ensuite (double vanity, soaker tub, quartz countertops, big steam shower w/ seat, heated flooring). Another bedroom has an 11' high ceiling and a floor-to-ceiling window. The 3rd bedroom offers a 12'8" high ceiling w/ skylight. A laundry room and a 4 pc bath complete this floor. On the 3rd floor, you can enjoy your private master retreat on this whole level through the staircase w/ skylight. It features a huge glass sliding door that accesses your private balcony to enjoy the breathtaking views! A sumptuous 6 pc ensuite w/ heated flooring (double vanity, soaker tub, quartz countertops, standing shower w/ rain showerhead). The fully finished basement offers a 9' high ceiling, large rec room w/ a wet bar, the wine room, the 5th bedroom w/ built-in shelves & desk, and a full bath. Double garage is insulated & drywalled with back lane access. 2 furnaces and an upgraded roof. Located in one of Calgary's prettiest treelined streets, one block from Rotary Park with a spray park, playground, off-leash area, tennis courts & lawn bowling. A short walk to the river pathways, Crescent Heights ridge, dozens of trendy restaurants & 15 min by foot to the heart of downtown. **\*\*CHECK OUT THE 3D VIRTUAL TOUR\*\***. Call to book your private viewing!**

Inclusions: **none**  
Property Listed By: **2% Realty**

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

