



THE
A-TEAM

**RE/MAX
FIRST**

1721B 1 Avenue, Calgary T2N 0B2

MLS® #: **A2174460** Area: **Hillhurst** Listing Date: **10/24/24** List Price: **\$799,900**
 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: **2009**
Lot Information
 Lot Sz Ar: **6,749 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,401**
 Low Sqft:
 Ttl Sqft: **1,401**

DOM

58
Layout
 Beds: **1 (1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Interior Lot,Landscaped,Level,Street Lighting,Private,Rectangular Lot,Treed**
 Park Feat: **Double Garage Detached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor Roughed-In,Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**
 Construction: **Cement Fiber Board,Manufactured Floor Joist,Stone,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Humidifier,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bookcases,Built-in Features,Central Vacuum,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	6`11" x 5`5"	Dining Room	Main	19`5" x 10`5"
Kitchen With Eating Area	Main	14`4" x 12`8"	Pantry	Main	3`11" x 3`11"

Family Room	Main	18`11" x 11`0"	2pc Bathroom	Main	6`11" x 4`5"
Bedroom - Primary	Second	14`0" x 14`0"	Walk-In Closet	Second	7`11" x 4`5"
6pc Ensuite bath	Second	14`11" x 9`11"	Laundry	Second	5`1" x 4`3"
Family Room	Basement	20`0" x 13`11"	Game Room	Basement	18`0" x 12`6"
3pc Bathroom	Basement	8`7" x 7`11"	Furnace/Utility Room	Basement	10`0" x 8`0"
Storage	Basement	7`11" x 6`10"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **DC (pre 1P2007)**
 Legal Desc: **2311087**

Remarks

Pub Rmks: **Tucked away on one of Hillhurst's most coveted streets, this custom-built home warmly invites its lucky new owners. Its charming exterior draws you in with a welcoming front veranda that opens to a tiled foyer with a handy walk-in closet. Choose between a formal dining room or living space, accompanied by a two-piece bathroom. The two-storey vaulted great room serves as the heart of the home, showcasing a chef's kitchen with a walk-in pantry and central island. Natural light pours through a stunning stained glass mosaic of an iconic city skyline, filling the room with character and warmth. Step through the patio doors onto a sun-drenched, south-facing deck that leads to a peaceful concrete patio and the insulated, dry-walled garage. Upstairs, the primary bedroom awaits with a spacious walk-in closet and a luxurious six-piece ensuite featuring dual sinks, a shower with body wash jets, and a relaxing soaker tub. Conveniently adjacent is the laundry room. The fully developed lower level offers a generous family room, games area, and an additional full bathroom. Extras include air conditioning and a rough-in for in-floor heating. Located in a desirable neighbourhood, this home is just a short walk from Riley Park, Kensington's vibrant shops and dining, top-rated schools, downtown, public transit, and the Bow River pathway system.**

Inclusions: -
 Property Listed By: **RE/MAX Real Estate (Central)**

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











