



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2012 43 Avenue, Calgary T2T 2N2**

MLS® #: **A2174778**      Area: **Altadore**      Listing Date: **10/24/24**      List Price: **\$875,000**  
 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: **1998**  
Lot Information  
 Lot Sz Ar: **3,046 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard, Few Trees**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,710**  
 Low Sqft:  
 Ttl Sqft: **1,710**

DOM

**40**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey, Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Brick, Stucco**  
 Flooring: **Carpet, Hardwood, Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer**  
 Int Feat: **Breakfast Bar, French Door, High Ceilings**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	20`0" x 20`7"	Hall	Main	7`1" x 11`0"
Family Room	Main	8`9" x 10`8"	2pc Bathroom	Main	5`1" x 6`10"
Kitchen	Main	16`4" x 11`1"	Dining Room	Main	17`2" x 10`4"
Hall	Upper	9`7" x 18`0"	4pc Bathroom	Upper	8`2" x 5`2"
Bedroom	Upper	8`1" x 13`5"	Bedroom - Primary	Upper	11`5" x 21`9"
3pc Ensuite bath	Upper	7`9" x 7`11"	Other	Basement	20`0" x 39`10"
Storage	Basement	10`2" x 10`9"	Other	Basement	9`6" x 10`9"

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**R-CG**

**6290AJ**

Remarks

Pub Rmks: **Welcome to this stunning two-storey home on a beautiful, tree-lined, quiet street in the heart of desirable Altadore. Mature trees shade the south-facing entry, complemented by thoughtful landscaping along the walkway. The interior features soaring vaulted ceilings, lovely bay windows with a window seat, and rich wood flooring. The main floor includes a welcoming living room, an office/guest bedroom, a convenient powder room, and a white kitchen with ample counters. The wall-to-wall, north-facing windows in the kitchen provide views of the rear deck and yard. You'll find a cozy den at the top of the stairs that overlooks the main level, perfect for a sofa and library. The upper floor boasts two bright bedrooms. The primary bedroom features an ensuite bathroom with classic tile and a glass shower. The secondary bedroom, featuring a generously sized closet, is also bright and offers views of mature trees. A full bathroom that serves the second bedroom completes the upper level. The rear yard is designed for low maintenance, and you'll appreciate the detached double garage! The partially developed lower level matches the footprint of the main floor, providing plenty of space for multiple bedrooms, entertainment areas, a home office, or a gym - everything you need to design your ideal space. With city approval, you may be able to install a side door on the west side to create a separate entrance to the basement for a potential legal secondary suite. The possibilities are truly limitless! This desirable home is within walking distance of River Park, shopping and dining in Marda Loop, Lycée Louis Pasteur, Altadore Elementary, Masters Academy and Central Memorial High School. The local pubs, famous ice cream shop, and spa are just a block away. Altadore offers top-notch community amenities and the best schools. You will enjoy living in this lovely home!**

Inclusions:  
 Property Listed By: **Second Refrigerator, Window Coverings  
 Century 21 Bamber Realty LTD.**

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









