



THE
A-TEAM

**RE/MAX
FIRST**

2433 28 Avenue, Calgary T2T 1L1

MLS® #: **A2175832**

Area: **Richmond**

Listing Date: **12/02/24**

List Price: **\$899,900**

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: **2013**

Lot Information
Lot Sz Ar: **3,121 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Lawn,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached,Insulated**

DOM

19
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Walk-In Closet	Main	6`2" x 6`9"	Office	Main	7`11" x 9`1"
2pc Bathroom	Main	6`7" x 4`6"	Living Room	Main	14`10" x 14`6"
Dining Room	Main	8`0" x 11`2"	Kitchen	Main	18`6" x 12`9"
Mud Room	Main	4`10" x 7`7"	Bedroom	Upper	11`5" x 10`2"

Bedroom Upper 15`5" x 9`5"
5pc Bathroom Upper 5`2" x 11`2"
5pc Ensuite bath Upper 9`7" x 13`3"
Walk-In Closet Lower 5`5" x 6`3"
Flex Space Lower 6`6" x 6`1"
Furnace/Utility Room Lower 11`10" x 8`11"

Bedroom - Primary Upper 14`2" x 13`8"
Laundry Upper 5`6" x 9`5"
Walk-In Closet Upper 13`8" x 7`5"
4pc Bathroom Lower 5`0" x 8`9"
Bedroom Lower 15`5" x 10`4"
Game Room Lower 17`1" x 19`1"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **4479P**

Zoning: **R-CG**

Remarks

Pub Rmks: Fully developed home with a South facing backyard on a quiet Cul-de-sac location in the inner city community of Richmond! Brick and Stucco exterior, a main floor den, 4 bedrooms, 3.5 baths and a double detached garage. Enter into 10' California style ceilings a front walk in closet and main floor office space with 8' solid core doors. Hardwood flooring guides you throughout the open design from the side lifestyle room to the back dining area with a raised 2 sided gas fireplace wrapped in stone. An entertainment style kitchen offers all the prep space you'll need with a plethora of storage complete with extended height cabinetry, a gorgeous waterfall stone island, soffit filler, stone backsplash, pantry cabinet, built in speakers, Jenn-Air appliances, gas range and commercial style hood fan. Access to the dining area as well as the fully fenced and landscaped yard via the garden door for ease of entertaining and brilliant summer time BBQ's. Open glass rail inserts guide you to the upper level boasting 10' ceilings, a skylight, two generously sized bedrooms with swing door closets, an upper laundry room with cabinet storage and wash basin and a 5 piece main bathroom with double vanity. The primary bedroom located to the back of the home is a relaxing retreat with large south facing window, an enormous boutique style walk-in closet with built-in shelving and a spa inspired en-suite bath with heated floors, dual sinks, a full size tile and glass shower with shower bench and freestanding soaker tub. The fully developed lower level has 9' ceilings, newer carpet and is developed with large family room, a massive built in wet-bar, 4 piece bathroom and a guest bedroom with it's own walk-in closet. Walking distance to Richmond elementary school, located just outside a playground zone and only 5 blocks to all the amenities you crave in Marda Loop and transit this is the perfect blend of plan, value and location for any inner city professional. **All built in speakers. TV wall mount in the primary bedroom.**

Inclusions: RE/MAX First
Property Listed By:

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











