



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2911 4 Avenue, Calgary T2N 0R4**

MLS®#: **A2176367**      Area: **Parkdale**      Listing **10/30/24**      List Price: **\$1,219,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,078 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,906**  
 Low Sqft:  
 Ttl Sqft: **1,906**

DOM

**13**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Back Yard,Landscaped,Private**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,In Floor Roughed-In,Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**  
 Construction: **Brick,Concrete,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Range,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s),Wet Bar,Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	16`4" x 10`1"	2pc Bathroom	Main	5`1" x 5`8"
Kitchen	Main	18`1" x 14`5"	Living Room	Main	15`4" x 15`7"
4pc Bathroom	Second	8`5" x 8`1"	5pc Ensuite bath	Second	10`6" x 13`3"
Bedroom	Second	8`5" x 16`4"	Bedroom	Second	9`3" x 12`2"
Laundry	Second	5`3" x 8`3"	Bedroom - Primary	Second	12`3" x 17`8"
Walk-In Closet	Second	5`7" x 11`7"	3pc Bathroom	Basement	8`0" x 5`1"

Bedroom  
Exercise Room

Basement  
Basement

12`5" x 12`7"  
8`0" x 12`3"

Game Room  
Furnace/Utility Room  
Legal/Tax/Financial

Basement  
Basement

14`10" x 18`0"  
8`0" x 8`2"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**331AB**

Remarks

Pub Rmks: **This exceptional new build showcases the highest quality finishes with meticulous attention to detail. Upon entering through the front entry into the foyer, you are immediately captivated by the grandeur of 10' ceilings spanning the main floor. The oversized dining area leads to a culinary masterpiece: a stunning kitchen featuring a 13' two-tier island with a waterfall, a quartz countertop and backsplash, pristine white floor-to-ceiling cabinets, and top-of-the-line gourmet appliances. Enjoy the luxury of a Built-in Jennair fridge, elegant Bosch gas range, and built-in microwave. The kitchen is equipped with stylish black Moen plumbing fixtures, a sophisticated reverse osmosis water system, a Kohler sink, under-cabinet lighting, a rough-in for toe kick central vacuum, and a garburator. The living room offers comfort and style with a custom-built Napoleon Gas fireplace with one-piece tile cladding. An 8-foot 4-panel sliding door seamlessly connects indoor and outdoor living spaces. The guest powder room features a designer sink with a custom gold faucet. Upstairs, the engineered hardwood floors and 10' ceilings create an airy, spacious feel. The large primary suite boasts a custom ensuite with a rain shower head, additional wall jets, in-floor heating, a freestanding tub, and a smart toilet. Two additional generously sized bedrooms, one with a walk-in closet, and a spacious laundry room with a sink complete the second floor. The fully finished basement offers 9' ceilings and hydronic in-floor heating rough-in. It includes a fourth bedroom, a flex room/gym with a full-height glass wall, and a rec room with a built-in bar and wine cooler. Enjoy the sunny SOUTH backyard. Additional features of this home include a central vacuum rough-in, speakers throughout the house, rough-ins for solar panels, EV charging in the garage, A/C rough-in, and security system rough-in. Located close to parks, trendy restaurants, bars, the Bow River, Downtown, the University of Calgary, SAIT, Children's and Foothills Hospital, with convenient access to Memorial Drive and Crowchild Trail. Call today! The house is pending some final finishes.**

Inclusions:  
Property Listed By: **N/A  
Century 21 Bravo Realty**

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













