



THE
A-TEAM

**RE/MAX
FIRST**

140 41 Avenue, Calgary T2K 0G6

MLS®#: **A2176826**

Area: **Highland Park**

Listing Date: **11/12/24**

List Price: **\$699,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2006**

Lot Information
Lot Sz Ar: **2,974 sqft**
Lot Shape:

Access:
Lot Feat: **Landscaped**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **1,856**
Low Sqft:
Ttl Sqft: **1,856**

DOM

8
Layout
Beds: **3 (3)**
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,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 4`5"
Dining Room	Main	13`7" x 12`11"
4pc Bathroom	Second	7`8" x 5`0"
Bedroom	Second	11`3" x 9`2"
Bedroom - Primary	Second	18`10" x 17`5"
Storage	Basement	11`0" x 11`6"

Room	Level	Dimensions
Dining Room	Main	7`4" x 12`10"
Living Room	Main	15`2" x 15`2"
5pc Ensuite bath	Second	10`4" x 9`3"
Bedroom	Second	12`0" x 13`7"
Game Room	Basement	18`3" x 31`2"
Storage	Basement	7`0" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

0713904

Remarks

Pub Rmks:

****Open House - Saturday, the 16th, from 2:00 to 4:00 PM** WELL-DESIGNED & RECENT UPGRADES 3 BED/2.5 BATH FAMILY HOME IN NW HIGHLAND PARK. Quality finishes and very functional design are the hallmarks of this well-maintained 1,856 sq ft, 2-storey duplex. A nicely landscaped front yard with mature trees leads to the front entrance that opens to the home's main level. High 9' ceilings, maple hardwood flooring, upgraded paint and lighting fixtures, and lots of natural light grace this level. A separate front living room is ideal for entertaining with the open concept kitchen, dining and family rooms located in the rear of the home. The spacious galley kitchen offers a large island/breakfast bar, gorgeous Italian granite countertops, SS appliances, corner walk-in pantry, tile backsplash and maple cabinetry. The large dining area and family room offer a timeless corner gas fireplace and garden door access to a back deck large enough for a patio set and BBQ. Completing this level is a 2 PC powder room. Upstairs, you'll find 3 good sized bedrooms, including a primary bedroom designed with a vaulted ceiling and cathedral window, walk-in closet and 5 PC ensuite bathroom with jetted tub, separate shower and dual sink vanity. Completing this level are a laundry room with side-by-side front load washer and dryer, and a 4 PC bathroom. All bathrooms in the home are finished with granite countertops and vessel sinks. The unfinished basement also has a 9' ceiling and awaits your design ideas for additional functionality; a home office, gym, guest and/or rec rooms. Keep your vehicles safe in the double detached garage with back lane access and access to the home through the landscaped and fully fenced backyard. It is located on a lovely tree-lined street close to schools, parks, transit, major routes, shopping, amenities and a reasonable commute to downtown. Some recent upgrades include WASHER/DRYER 2021, FURNACE 2022, EXTERIOR DOORS 2021, and LIGHT FIXTURES 2021. This home won't be on the market for long.- call to book a viewing today!**

Inclusions:
Property Listed By:

N/A
Royal LePage Benchmark

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









