



THE
A-TEAM

**RE/MAX
FIRST**

61 RED EMBERS Place, Calgary T3N1K6

MLS®#: **A2177078** Area: **Redstone** Listing Date: **11/04/24** List Price: **\$650,000**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 12-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **4,187 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Pie Shaped Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,612**
 Low Sqft:
 Ttl Sqft: **1,612**

DOM

16
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: **Baseboard,Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 4`9"	4pc Bathroom	Second	9`6" x 4`11"
4pc Ensuite bath	Second	4`11" x 8`3"	Bedroom	Second	9`4" x 9`0"
Bedroom	Second	9`6" x 11`11"	Bonus Room	Second	15`8" x 11`2"
Bedroom - Primary	Second	13`11" x 12`4"	4pc Bathroom	Basement	7`6" x 9`3"
Bedroom	Basement	9`8" x 10`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1712555

Zoning:
R-2M

Remarks

Pub Rmks: **Legally suited half duplex on a large pie shaped lot provides an incredible investment opportunity! This property is a proven buy and hold turnkey property for any investor or would work as a live up rent down primary home. Two storey upper level with 3 BRs/2.5baths and 1 bedroom legal basement suite is spacious, comfortable and desirable! Finished with quartz counters throughout, soft close kitchen hardware, 9' ceilings, LED pot lights, vinyl and ceramic flooring, blinds included, upgraded s/s appliances and 2 laundry sets. Double detached garage and a pie shaped lot provides ample parking and yard space..**

Inclusions:
Property Listed By: **none**
CIR Realty

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







