



THE A-TEAM

RE/MAX FIRST

538 23 Avenue, Calgary T2S 0J5

MLS@#: A2177123 Area: Cliff Bungalow Listing 11/06/24 List Price: \$1,099,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2021

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: 1,889
Low Sqft:
Ttl Sqft: 1,889

DOM

45
Layout
Beds: 2 (2)
Baths: 2.5 (2 1)
Style: 3 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Corner Lot,Front Yard,Low Maintenance Landscape,Street Lighting,Private
Additional Parking,Alley Access,Double Garage Attached,Enclosed,Garage Door Opener,Garage Faces
Rear,Heated Garage,Insulated,Off Street,Owned,Side By Side

Utilities and Features

Roof: Asphalt Shingle
Heating: Baseboard,Forced Air,Natural Gas
Sewer:
Ext Feat: Balcony,BBQ gas line,Private Entrance

Construction: Brick,Composite Siding,Wood Frame
Flooring: Tile,Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Disposal,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Instant Hot
Water,Microwave,Oven-Built-In,Range Hood,Tankless Water Heater,Washer/Dryer Stacked,Window Coverings
Int Feat: Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Elevator,High Ceilings,Kitchen Island,Low Flow Plumbing
Fixtures,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Soaking Tub,Storage,Sump Pump(s),Tankless Hot Water,Vinyl Windows,Walk-In
Closet(s),Wired for Data

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Living Room, Laundry, Other, Dining Room, Other, Balcony, Furnace/Utility Room.

Bedroom - Primary
2pc Bathroom
5pc Ensuite bath

Third
Main
Third

13`2" x 11`8"
6`10" x 2`6"
14`11" x 4`11"

Bedroom
4pc Bathroom
Flex Space

Third
Third
Main

12`10" x 10`2"
8`0" x 5`6"
13`2" x 12`11"

Legal/Tax/Financial

Condo Fee:
\$344

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **2212030**

Remarks

Pub Rmks: **Welcome to an exceptional opportunity for urban luxury living in the vibrant heart of Mission/Cliff Bungalow. This stunning brand-new corner-end unit townhouse spans an impressive 1,889.13 square feet across three meticulously designed stories for living, with a fourth story dedicated to your expansive rooftop patio—offering a perfect blend of modern comfort and sophistication. As you enter, you are greeted by an open-concept main floor that is bathed in natural light, accentuated by stylish luxury vinyl plank flooring, a half bath, elevator access, garage access, and a large double closet for storage. Ascending to the second floor, you are welcomed by large windows that allow for ample natural light, a cozy gas fireplace flanked by elegant bookshelves in the living room, and a beautiful dining room featuring patio French doors that lead to the second-floor balcony, seamlessly blending indoor and outdoor living. The gourmet kitchen is a culinary enthusiast's dream, showcasing high-end finishes, including a spacious island with an eating bar, a Wolf cooktop, a built-in oven, a built-in microwave, a Bosch built-in dishwasher, and a Subzero built-in refrigerator. Completing this culinary haven are stone counters and large, bright windows that illuminate the space, along with an instant hot water tap for added convenience. Ascend to the exquisite third-floor principal retreat, where luxury meets tranquility. This sanctuary boasts French doors and a large window that floods the space with natural light, a walk-in closet enhanced with built-in shelving, and a spa-like 5-piece ensuite featuring his and hers sinks, a large soaker tub, and a beautifully tiled shower, providing a serene escape from everyday hustle. The upper level also includes a well-appointed laundry room with a folding counter and ample storage, as well as a 4-piece bathroom and a second bedroom with its own walk-in closet, ensuring comfort for family and guests alike. Accessibility is paramount, with a private elevator that effortlessly connects all levels of this remarkable home. The expansive rooftop patio offers breathtaking west and east-facing views, creating an ideal space for entertaining guests or enjoying peaceful moments in your private oasis. Additional features include a garage equipped with an electric vehicle recharge station, epoxy flooring for durability, and triple-pane luxury windows that provide unparalleled insulation and serenity. Two BBQ gas lines ensure your outdoor gatherings are seamless. Nestled just minutes from the downtown core, you will find yourself moments away from essential amenities such as Safeway, Shoppers Drug Mart, doctors' offices, and a variety of trendy shops and restaurants. Enjoy easy access to picturesque river pathways, schools, parks, and playgrounds, making this location a perfect choice for those seeking a vibrant lifestyle.**

Inclusions:
Property Listed By:

BBQ gasoline x2, Roof top deck pergola, Epoxy floor in Garage. Keypad entry for front door, Security wired.
RE/MAX Realty Professionals

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









