



THE
A-TEAM

**RE/MAX
FIRST**

728 1 Avenue, Calgary T2N 0A1

MLS®#: **A2177254**

Area: **Sunnyside**

Listing Date: **11/05/24**

List Price: **\$760,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1910**

Lot Information

Lot Sz Ar: **2,992 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **840**
Low Sqft:
Ttl Sqft: **840**

DOM

15
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Boiler,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Hood,Refrigerator,Washer,Window Coverings

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`8" x 11`8"
Living Room	Main	16`4" x 10`2"
Laundry	Basement	6`11" x 3`4"
Bedroom	Main	11`6" x 8`9"
4pc Bathroom	Basement	7`9" x 5`5"

Room	Level	Dimensions
Dining Room	Main	11`4" x 10`2"
Game Room	Basement	12`1" x 10`5"
Bedroom - Primary	Main	13`4" x 8`9"
3pc Bathroom	Main	8`2" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG

1948P

Remarks

Pub Rmks:

This beautifully renovated home in Sunnyside offers an array of upgrades and thoughtful features that enhance both comfort and functionality. The interior and exterior have undergone extensive renovations, providing a modern yet cozy living space. High-efficiency windows and new doors allow for abundant natural light while ensuring excellent energy efficiency. On the main floor, you'll find stunning hardwood flooring in the kitchen, bedrooms, and living room, creating a warm and inviting atmosphere throughout. The bathroom has elegant marble tile in the shower, complementing the modern design. The living room features a gas fireplace, providing a perfect setting for relaxation during colder months. The home is equipped with a high-efficiency boiler, offering both reliable heating and on-demand hot water, and a fresh air exchanger ensures optimal indoor air quality. Radiant heating is thoughtfully integrated throughout the house with upgraded Myson and Hudson Reed radiators, including towel racks in the bathrooms. The home is also equipped with four zones of radiant heat, providing personalized comfort in different areas of the home. The kitchen and bathrooms are designed with high-end finishes, including sleek quartz countertops and custom cabinetry that ties the spaces together with a modern yet timeless appeal. Bosch appliances in the kitchen offer top-of-the-line performance, making meal preparation a joy. The custom cabinetry is matched throughout the kitchen, bathrooms, and laundry area for a cohesive, functional look. Additionally, the plumbing and electrical systems have been upgraded to meet modern standards. The home also features a finished and heated garage with composite flooring and puck lighting. It is also wired for EV charging and internet, making it a year round multi use space, such as an at home office or gym. Outside, the property is fully fenced with new 6' vinyl fencing along the sides and rear, complemented by a 3' picket fence in the front. The front and backyards have been designed to maximize usability, with raised beds for gardening, a large backyard concrete patio and a beautiful hops canopy that adds charm and greenery. The home is not only quiet and incredibly functional but also thoughtfully designed to make the most of every space, offering a unique blend of luxury, practicality, and comfort in one of Calgary's most desirable neighbourhoods.

Inclusions:
Property Listed By:

**Floating shelf under window on the main floor, floating shelf in basement rec room, wardrobe in secondary bedroom
CIR Realty**

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







