



THE
A-TEAM

**RE/MAX
FIRST**

133 RED EMBERS Place, Calgary T3N 1K7

MLS®#: **A2177516**

Area: **Redstone**

Listing Date: **11/09/24**

List Price: **\$655,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 11-Dec**

Association: **Fort McMurray**



General Information

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

City/Town: **Calgary**
Year Built: **2019**

Lot Information
Lot Sz Ar: **3,659 sqft**
Lot Shape:

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

Finished Floor Area
Abv Sqft: **1,554**
Low Sqft:
Ttl Sqft: **1,554**

DOM

42
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: **Dock,Private Entrance**

Construction: **Wood Frame**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`11" x 12`2"
Dining Room	Main	10`7" x 12`6"
Living Room	Basement	13`4" x 12`5"
Bedroom	Second	10`1" x 9`4"
4pc Bathroom	Basement	
2pc Bathroom	Main	
5pc Ensuite bath	Second	

Room	Level	Dimensions
Living Room	Main	13`1" x 13`2"
Kitchen	Basement	11`2" x 8`9"
Bedroom	Second	10`1" x 9`4"
Bedroom	Basement	11`8" x 10`1"
Bedroom - Primary	Second	14`5" x 13`7"
4pc Bathroom	Second	

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

1712555

Remarks

Pub Rmks:

Attention Savvy Investors and Homebuyers! This legally-suited half duplex offers flexible income potential. Rent both suites for maximum return or take advantage of a mortgage helper with a live-up/rent-down option. The two-storey upper unit has 3 bedrooms, 2.5 bathrooms and convenient upstairs laundry. Designed with an open-concept layout, the living, dining, and kitchen areas feature 9-foot ceilings, a stylish grey and white palette, and durable LVP flooring. The modern kitchen is complete with full-height cabinetry, quartz countertops, stainless steel appliances, ample storage, a functional island, and timeless backsplash. The legal basement suite has a private entrance and includes a large bedroom, full kitchen, comfortable living area, egress windows, LVP flooring, and in-suite laundry. The double detached garage offers plenty of parking and storage, perfect for families with multiple vehicles. Situated on a fully fenced, spacious corner lot, this property is in a desirable neighborhood within walking distance to shopping, parks, playgrounds, a future school site, and public transit. Don't miss this versatile investment and lifestyle opportunity!

Inclusions:
Property Listed By:

n/a
CIR Realty

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







