



THE
A-TEAM

**RE/MAX
FIRST**

133 RED EMBERS Place, Calgary T3N 1K7

MLS®#: **A2177516** Area: **Redstone** Listing Date: **11/09/24** List Price: **\$670,000**
 Status: **Active** County: **Calgary** Change: **None** 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

11
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** Construction: **Wood Frame**
 Heating: **Baseboard,Forced Air** Flooring: **Vinyl**
 Sewer: Water Source:
 Ext Feat: **Dock,Private Entrance** 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 | Room | Level | Dimensions |
|-------------------------|-----------------|-----------------------|--------------------------|-----------------|----------------------|
| Kitchen | Main | 13`11" x 12`2" | Living Room | Main | 13`1" x 13`2" |
| Dining Room | Main | 10`7" x 12`6" | Kitchen | Basement | 11`2" x 8`9" |
| Living Room | Basement | 13`4" x 12`5" | Bedroom | Second | 10`1" x 9`4" |
| Bedroom | Second | 10`1" x 9`4" | Bedroom | Basement | 11`8" x 10`1" |
| 4pc Bathroom | Basement | | Bedroom - Primary | Second | 14`5" x 13`7" |
| 2pc Bathroom | Main | | 4pc Bathroom | Second | |
| 5pc Ensuite bath | 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: n/a
Property Listed By: **CIR Realty**

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







