



THE
A-TEAM

**RE/MAX
FIRST**

2233 3 Avenue, Calgary T3C 3X7

MLS®#: **A2178316**

Area: **West Hillhurst**

Listing Date: **11/08/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

817

Year Built:

1975

Low Sqft:

Ttl Sqft:

817

Lot Information

Lot Sz Ar:

3,250 sqft

Lot Shape:

DOM

13

Layout

Beds:

3 (1 2)

Baths:

2.0 (2 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Landscaped,Rectangular Lot
Parking Pad**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**

Int Feat: **Ceiling Fan(s),Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`10" x 12`0"
Kitchen	Main	11`4" x 7`4"
Bedroom	Basement	10`9" x 8`11"
Family Room	Basement	19`0" x 11`3"
3pc Bathroom	Basement	0`0" x 0`0"

Room	Level	Dimensions
Breakfast Nook	Main	7`10" x 7`1"
Bedroom - Primary	Main	19`9" x 17`5"
Bedroom	Basement	10`3" x 10`0"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

3710

Remarks

Pub Rmks: ****OPEN HOUSE THIS SAT & SUN (NOV 9 & 10) 2-4PM** Welcome to this well-maintained bi-level duplex, ideally situated near SAIT and the University of Calgary, offering convenient access to educational institutions and local amenities. Enjoy outdoor recreation at the nearby Community Center, featuring Tennis Courts and an Outdoor Pool, or take a leisurely stroll along the Bow River. As you step inside, you're greeted by an inviting and spacious Living Room with a wood-burning Fireplace, perfect for cozy evenings. Adjacent to the Living Room is the modern white Kitchen and Breakfast Nook, with a Front Deck just outside—ideal for enjoying your morning coffee. The main level is completed by a spacious Primary Bedroom with a Walk-In Closet and a 4-Piece Bath. The fully developed Basement provides extra living space with a large Family Room, two additional well-sized Bedrooms, and a Full Bath, making this home an excellent choice for families or investors. The property also includes Back Lane access and a beautifully landscaped, fully fenced South-Facing Backyard, offering both ample sunlight and privacy. Don't miss the opportunity to make this charming duplex your new home!**

Inclusions:
Property Listed By: **N/A**
Jessica Chan Real Estate & Management Inc.

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









