



THE
A-TEAM

**RE/MAX
FIRST**

442 20 Avenue, Calgary T2M 1C4

MLS®#: **A2178462**

Area: **Mount Pleasant**

Listing Date: **11/10/24**

List Price: **\$949,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

City/Town: **Calgary**
Year Built: **2024**

Lot Information
Lot Sz Ar: **3,125 sqft**
Lot Shape:

Access:
Lot Feat: **Landscaped,Street Lighting,Private,Rectangular Lot,Subdivided**
Park Feat: **Double Garage Detached**

DOM

83
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete,Slab**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`3" x 15`5"
2pc Bathroom	Main	6`8" x 5`0"
Bedroom	Second	9`11" x 12`7"
Laundry	Second	6`1" x 7`8"
Kitchen	Suite	12`5" x 8`4"
Pantry	Main	6`5" x 5`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`1" x 20`0"
Bedroom - Primary	Second	13`0" x 18`11"
5pc Bathroom	Second	10`3" x 19`11"
Living Room	Suite	19`3" x 20`7"
Dining Room	Main	13`9" x 12`10"
Mud Room	Main	6`8" x 8`11"

Bedroom
4pc Bathroom
4pc Bathroom

Second
Second
Suite

10`1" x 15`11"
10`0" x 5`1"
5`0" x 8`4"

Bonus Room
Bedroom

Second
Suite

13`7" x 9`0"
13`10" x 13`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

21290

Zoning:
RC2

Remarks

Pub Rmks:

Back in market due to financing .This stunning, brand-new duplex offers a luxurious living experience with its thoughtfully designed 3 bedrooms plus a versatile bonus room, perfect for any lifestyle needs. Additionally, the property includes a fully legal one-bedroom suite with a separate entrance, providing an excellent opportunity for rental income or private guest accommodation. The main floor boasts soaring 10-foot ceilings, enhancing the spacious feel of the open-concept living area , nice upgraded kitchen with quartz countertops and good size pantry . Upgraded throughout, this home features high-end appliances, ensuring both style and functionality in the kitchen. The master bedroom suite is an oasis of comfort and coziness, offering a perfect retreat after a long day. A double car garage provides ample parking and storage space. Situated with a downtown view, this duplex combines luxury, convenience, and breathtaking surroundings for the perfect urban living experience. Near to all amenities and only few minutes drive to Calgary downtown

Inclusions:
Property Listed By:

N/A
TREC The Real Estate Company

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











