



THE
A-TEAM

**RE/MAX
FIRST**

4202 19 Street, Calgary T2T 4Y3

MLS®#: **A2178655**

Area: **Altadore**

Listing Date: **11/15/24**

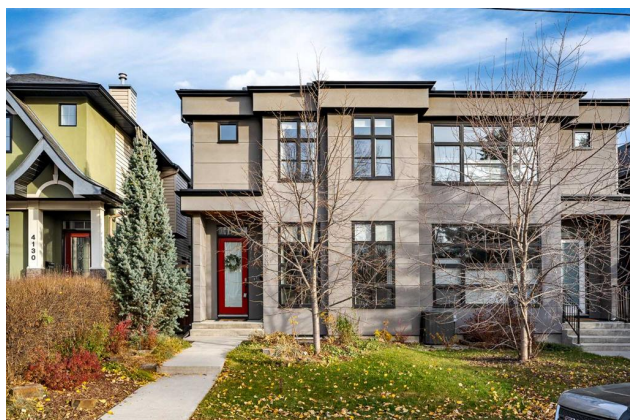
List Price: **\$1,099,000**

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:

1,887

Year Built:

2017

Low Sqft:

Ttl Sqft:

1,887

Lot Information

Lot Sz Ar:

3,175 sqft

Lot Shape:

DOM

5

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Lawn,Landscaped,Rectangular Lot

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

High Ceilings,Kitchen Island,No Smoking Home,Walk-In Closet(s)

Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|--------------|-----------------------|
| Kitchen | Main | 15`5" x 13`9" |
| Dining Room | Main | 14`8" x 13`4" |
| Bedroom - Primary | Upper | 15`6" x 14`0" |
| Bedroom | Upper | 141`4" x 11`4" |
| 5pc Ensuite bath | Upper | |
| Bedroom | Lower | 12`1" x 11`8" |

| Room | Level | Dimensions |
|---------------------|--------------|-----------------------|
| Living Room | Main | 16`5" x 12`9" |
| 2pc Bathroom | Main | |
| Bedroom | Upper | 14`8" x 9`8" |
| 4pc Bathroom | Upper | |
| Family Room | Lower | 18`10" x 14`3" |
| 4pc Bathroom | Lower | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

155AH

Remarks

Pub Rmks: **Beautiful 4 bedroom home in the sought after community of Altadore! This exceptional home comes with many upgrades, including 10 foot ceilings on the main floor, professional landscaping, stunning basement development with additional gas fireplace and heated tile floors in the bathroom. The open concept main floor features large dining area leading into the well appointed kitchen, boasting gas stove, huge island and more than ample storage. The living room is perfect for family gatherings or spending time with friends with its gas fireplace and huge double sliding doors that lead out to the massive deck with stunning pergola. The upper level is complete with 2 great sized kids or guest bedrooms, a shared 4 pc bath and the luxurious primary suite with spa like 5 pc ensuite and separate walk in closet. With skylights throughout this level is bright and sunny at all times of the day. The fully finished lower level comes with the 4th bedroom that features its own door to the large 4pc bathroom. The family/rec room is huge and features a gas fireplace and nook for a desk. In the yard you will find tons of trees giving privacy and shade during the summer months. The double garage provides great off street parking and storage. Just steps away from trendy Marda Loop and schools, with easy access to downtown, you don't want to miss this one!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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

