



THE
A-TEAM

**RE/MAX
FIRST**

914 REMINGTON Road, Calgary T2E 5K1

MLS®#: **A2179163** Area: **Renfrew** Listing Date: **11/14/24** List Price: **\$839,900**
 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: **2013**
Lot Information
 Lot Sz Ar: **2,454 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,505**
 Low Sqft:
 Ttl Sqft: **1,505**

DOM

6
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: **Brick,Composite Siding,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Water Conditioner,Window Coverings**
 Int Feat: **Breakfast Bar,Double Vanity,Granite Counters,Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`2" x 13`2"	Dining Room	Main	11`4" x 8`8"
Living Room	Main	12`0" x 11`4"	Foyer	Main	5`2" x 5`0"
Family Room	Basement	16`0" x 13`10"	Bedroom - Primary	Upper	13`6" x 11`4"
Bedroom	Upper	10`6" x 9`4"	Bedroom	Upper	10`6" x 10`6"
Bedroom	Basement	10`8" x 9`10"	2pc Bathroom	Main	5`4" x 5`0"
4pc Bathroom	Basement	7`10" x 7`2"	4pc Bathroom	Upper	7`0" x 5`0"
Laundry	Upper	5`0" x 3`0"	Furnace/Utility Room	Basement	5`4" x 4`2"

4pc Ensuite bath

Upper

15`2" x 5`2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1411134

Zoning:

R-CG

Remarks

Pub Rmks:

*****OPEN HOUSE*** Saturday, November 23rd from 2pm-4pm. Discover the ultimate urban oasis nestled on a serene street in the vibrant inner-city community of Renfrew! Just a short stroll or drive away from the bustling downtown, this stunning two-story home boasts 4 spacious bedrooms and 3.5 bathrooms, all packed with incredible upgrades that you won't want to miss! Step inside to be greeted by soaring 9-foot ceilings and gleaming hardwood floors that set the stage for a truly modern living experience. The heart of the home features a breathtaking kitchen with granite countertops, stylish two-toned cabinetry, stainless steel appliances, including a gas stove. The large kitchen island, adorned with elegant pendant lighting, invites you to gather and entertain, while the expansive dining area and cozy living room with a gas fireplace create the perfect ambiance for unforgettable gatherings. Venture upstairs to find a well-appointed 4-piece common bathroom and three generously sized bedrooms. The primary suite is a true retreat, complete with ample closet space and a private 4-piece ensuite featuring dual sinks and an oversized glass-enclosed shower for your ultimate relaxation. The lower level is a fantastic bonus, offering a third full bathroom, a sizable bedroom equipped with a convenient wall bed, and a recreation room that's perfect for movie nights or game days. Step outside to your fully fenced and beautifully landscaped backyard, where you can soak up the summer sun, and take advantage of the double detached garage, keeping your vehicles safe and sound during the winter months. With schools, parks, playgrounds, transit, shops, and restaurants just minutes away, this home is the perfect blend of comfort and convenience. Don't wait—book your viewing today and make this dream home yours!**

Inclusions:

N/A

Property Listed By:

CIR Realty

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











