

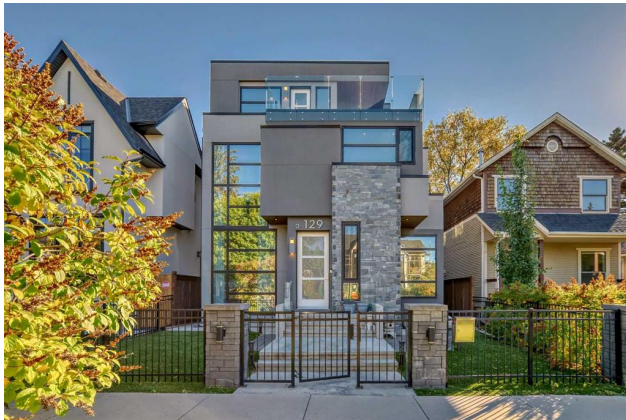


THE
A-TEAM

**RE/MAX
FIRST**

129 10 Avenue, Calgary T2M 0B4

MLS®#: **A2179592** Area: **Crescent Heights** Listing Date: **11/16/24** List Price: **\$2,749,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **4,499 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **3,073**
 Low Sqft:
 Ttl Sqft: **3,073**

DOM

98
Layout
 Beds: **5 (3 2)**
 Baths: **4.5 (4 1)**
 Style: **3 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,City Lot,Front Yard,Paved,Rectangular Lot**
 Park Feat: **In Garage Electric Vehicle Charging Station(s),Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Flat**
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony,Lighting**

Construction: **Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`5" x 5`8"
Dining Room	Main	15`4" x 10`3"
Living Room	Main	13`8" x 16`6"
Mud Room	Main	6`7" x 10`6"
Walk-In Closet	Second	6`6" x 4`1"
Walk-In Closet	Second	9`9" x 3`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Office	Main	12`1" x 8`7"
Kitchen	Main	12`6" x 17`7"
2pc Bathroom	Main	5`0" x 4`9"
Bedroom	Second	12`9" x 11`10"
Bedroom	Second	12`2" x 11`2"
5pc Bathroom	Second	9`8" x 7`11"

Laundry	Second	9`8" x 6`7"	Bedroom - Primary	Second	16`7" x 13`3"
Walk-In Closet	Second	11`0" x 6`10"	5pc Ensuite bath	Second	15`6" x 11`8"
Family Room	Third	19`6" x 17`10"	Balcony	Third	16`2" x 17`9"
Balcony	Third	26`7" x 13`8"	Furnace/Utility Room	Suite	6`2" x 4`5"
3pc Bathroom	Suite	9`5" x 4`11"	Laundry	Suite	3`9" x 2`11"
Kitchen With Eating Area	Suite	13`5" x 8`6"	Living Room	Suite	16`6" x 9`0"
Bedroom	Suite	9`5" x 10`5"	Entrance	Suite	4`10" x 3`11"
Furnace/Utility Room	Basement	16`4" x 6`7"	Flex Space	Basement	15`1" x 10`8"
Bedroom	Basement	14`4" x 15`0"	3pc Bathroom	Basement	10`10" x 7`0"
Game Room	Basement	17`6" x 15`3"	Other	Basement	7`2" x 9`8"
Foyer	Basement	8`2" x 10`9"			

Legal/Tax/Financial

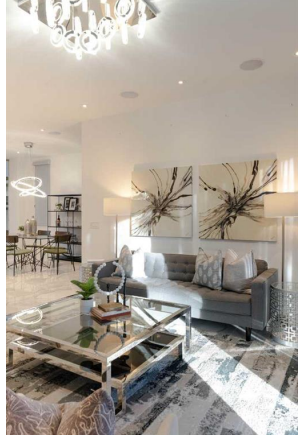
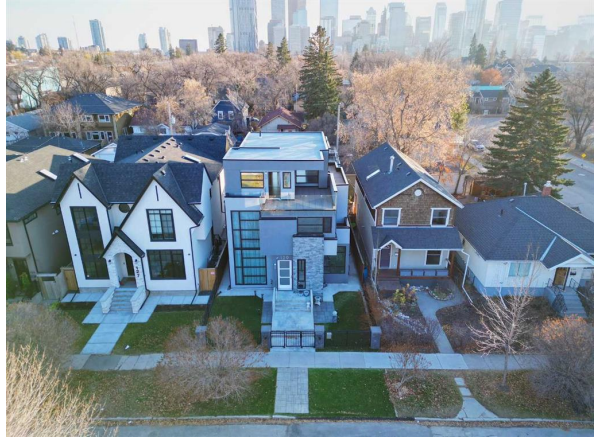
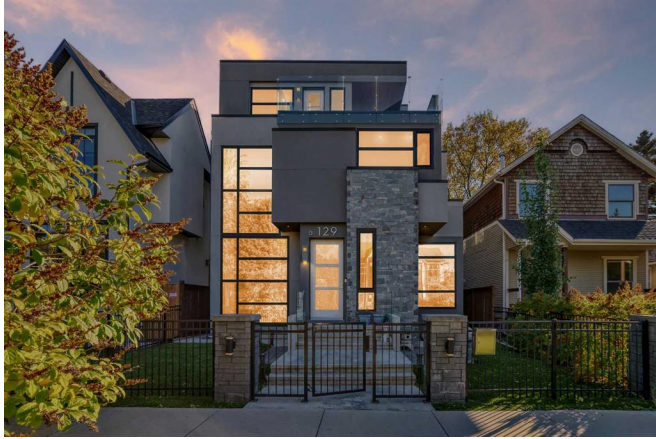
Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **1512686**

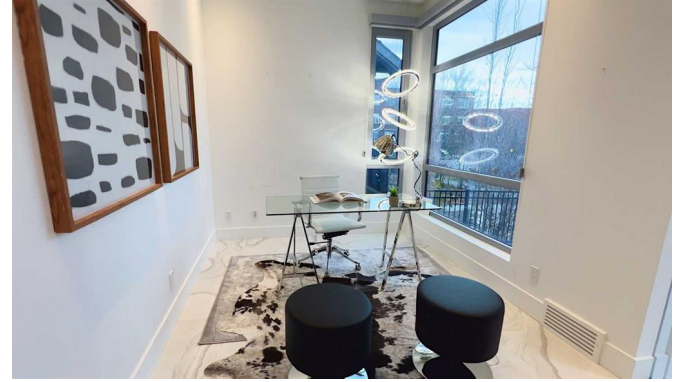
Remarks

Pub Rmks: **Make this inner-city luxury gem your new home today. A rare find in the coveted neighborhood of Crescent Heights, a perfect mix of inner-city energy and natural beauty, best known for its scenic vistas of the Calgary skyline, tree-lined parks, and culinary scene. This gorgeous and luxurious home has everything you ask for. Over 4,000 sqft of living space throughout 3 floors and the finished basement; 4 Bedrooms, 3.5 Baths, 2 Rooftop Patios with Triple Garage. Pride of ownership at its best throughout this custom-built home with thoughtful floorplan and high-end finishes; designed for the Calgary weather. Uniquely done with a tunnel in the basement connecting to the garage. A rare feature. There's no need to step outside to get to the garage. Step in and be welcomed by the abundant natural light throughout the house. Adore the custom pendant lights that span through the 4 floors. The main floor is where you find the heart of the home - a gourmet kitchen with Miele kitchen appliances, 5-range gas cooktop, and ceiling-height cabinets. The living room walks out to a fully fenced, zero-maintenance backyard. Each bedroom on the second floor has its own walk-in closet. Two bedrooms share a 5-piece bath with double vanity. The master bedroom offers peace and comfort with a built-in wardrobe, 5-piece en-suite with his-and-her vanity, backlit mirror, standing shower with steam bath, and free-standing soaking tub. 3rd floor is for your family gatherings and guest entertaining. 2 rooftop patios for different occasions - your morning coffee and evening glass of wine. The basement offers an additional bedroom, full bathroom, a rec room with wet bar. The garage equipped with EV plug. The cherry on top is a beautiful 1 bedroom carriage home built on top of the garage. Perfect for your guests or rent it out to supplement income. Call your Realtor and book an appointment to view this home!**

Inclusions: **N/A**
 Property Listed By: **Century 21 Argos Realty**

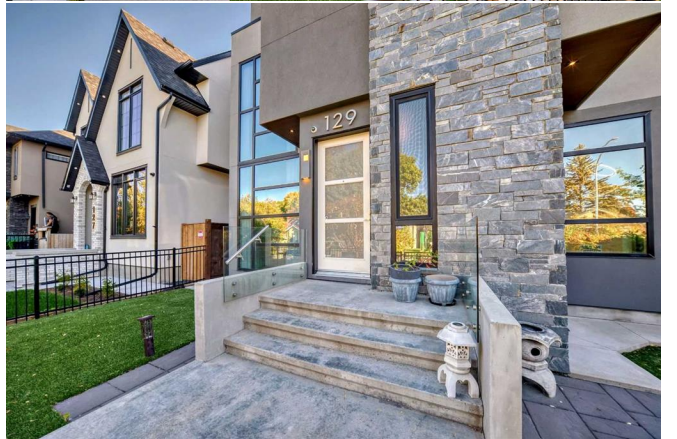
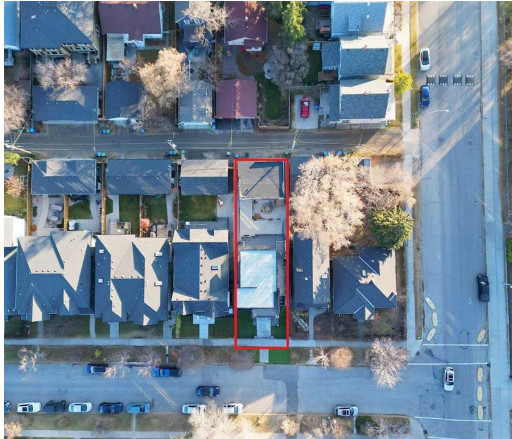
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



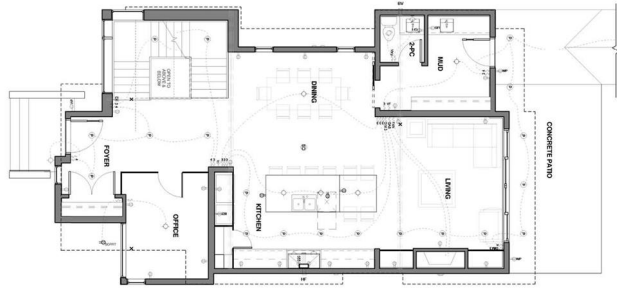




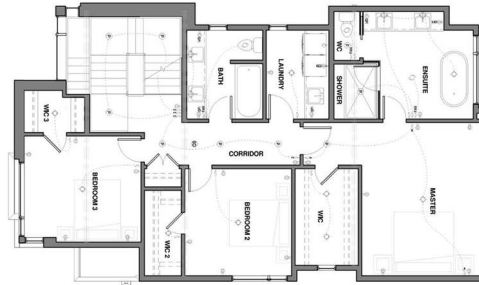




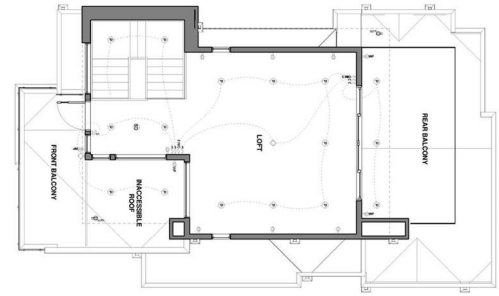
MAIN FLOOR



SECOND FLOOR



THIRD FLOOR



BASEMENT AND GARAGE

