



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**506 28 Avenue, Calgary T2M 2K8**

MLS®#: **A2179719**

Area: **Mount Pleasant**

Listing Date: **11/17/24**

List Price: **\$1,148,000**

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:

**2,024**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**2,024**

Lot Information

Lot Sz Ar:

**3,000 sqft**

Lot Shape:

Access:

**Rectangular Lot**

Lot Feat:

**Double Garage Detached**

Park Feat:

Utilities and Features

DOM

**143**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Attached-Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer: **Other**

Ext Feat: **Other**

Construction:

**Wood Frame**

Flooring:

**Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer**

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Low Flow Plumbing Fixtures,Quartz Counters,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	48`2" x 39`1"
Kitchen	Main	65`1" x 28`9"
2pc Bathroom	Main	16`2" x 19`2"
Bedroom	Upper	40`5" x 37`6"
4pc Bathroom	Upper	24`10" x 19`5"
Walk-In Closet	Upper	19`8" x 27`11"
5pc Ensuite bath	Upper	55`3" x 27`8"
4pc Bathroom	Lower	32`3" x 18`1"
Living Room	Lower	39`11" x 48`11"
Storage	Lower	35`3" x 18`10"

Room	Level	Dimensions
Pantry	Main	19`11" x 18`1"
Dining Room	Main	38`7" x 42`1"
Bedroom	Upper	40`5" x 32`7"
Laundry	Upper	16`8" x 20`3"
Office	Upper	27`8" x 28`2"
Bedroom - Primary	Upper	41`0" x 42`11"
Bedroom	Lower	32`3" x 42`1"
Kitchen	Lower	35`3" x 27`1"
Bedroom	Lower	34`2" x 41`3"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**3955R**

Remarks

Pub Rmks: **Welcome home to this beautiful PRE-SALE OPPORTUNITY W/ A 2-BED LEGAL SUITE on this stunning infill duplex on a highly desired street and community of Mt. Pleasant! This 2-storey home offers over 2800 SQFT of living space, featuring 5 bedrooms, 4 bathrooms, and a bonus room! As you step into the home, you are welcomed by the spacious, open-concept dining room, with views to your expansive kitchen with lots of storage and counter space, not to mention the additional butler's pantry! Stepping away from your kitchen, you step into your own cozy gathering living space which is perfect for a relaxing evening. The 2 piece bathroom and back entrance with a large mudroom offering plenty of space to store shoes and outerwear, completes this floor. Making your way to the upper floor, you'll find your large master bedroom, with your spa-like ensuite layout featuring a large walk-in shower, soaker tub, and his and her sinks, making this space your getaway retreat! Two large secondary bedrooms, bonus room/office space, contemporary laundry + full additional bathroom also complete this floor. The basement showcases a legalized suite with 2 spacious bedrooms with a full-size kitchen, living area, and another full-size bathroom. Located on a quiet street, close to shops, transit, parks, schools + a quick trek down to the restaurants. This completed home will be a must-see!**

Inclusions: **REFRIGERATOR (2), HOOD FAN, DISHWASHER, STOVE (2), GARAGE CONTROL, GARAGE REMOTE (2), WASHER(2), DRYER(2)**

Property Listed By: **Century 21 Bravo Realty**

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



















