



THE
A-TEAM

**RE/MAX
FIRST**

2416 1 Avenue, Calgary T2N 0B9

MLS®#: **A2180489** Area: **West Hillhurst** Listing Date: **11/21/24** List Price: **\$979,000**
 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: **2012**
Lot Information
 Lot Sz Ar: **3,239 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **2,347**
 Low Sqft:
 Ttl Sqft: **2,347**

DOM

62
Layout
 Beds: **4 (3 1)**
 Baths: **4.0 (3 2)**
 Style: **3 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Garden** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Skylight(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	50`4" x 45`1"	Kitchen	Main	39`4" x 36`11"
Dining Room	Main	57`5" x 40`9"	Den	Main	32`3" x 28`9"
Bedroom - Primary	Upper	57`2" x 50`10"	Bedroom	Upper	46`2" x 32`3"
Bedroom	Upper	36`1" x 32`3"	Bedroom	Basement	62`7" x 34`2"
Game Room	Basement	62`7" x 59`7"	Pantry	Main	15`7" x 7`11"
Mud Room	Main	16`5" x 11`3"	Entrance	Main	22`5" x 22`2"
Laundry	Upper	20`6" x 17`9"	Walk-In Closet	Upper	21`4" x 13`8"

5pc Ensuite bath
4pc Bathroom
2pc Bathroom

Upper
Basement
Upper

40`9" x 36`8"
26`0" x 15`10"
22`8" x 15`10"

4pc Bathroom
2pc Bathroom

Upper
Main

30`7" x 16`2"
22`5" x 9`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3710

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this 2012 built incredible home in sought after community West Hillhurst! 3000+sq ft of living space 3 storey home with 4 bedrooms, 3 full baths+2 half baths. Main floor has hardwood thru out, Living room with gas Fireplace, Office/Den, Combo Great Room and Kitchen with peninsula. Crafted cabinetry, slab granite surfaces. 2nd floor has Master with huge closet capacity, 5 pc ensuite with skylight, 2nd +3rd bedroom, 4pce bath and laundry. Bonus third story has spacious Loft for many possibilities(Gym, Theater, Office, Guest)Plus 2 pie bath! Lower has 4th bedroom, Family room,4pc bath and lots of storage. RI slab heat, Vacuum System, insulated & drywalled double garage. Walking distance to Madeleine D'Houet School & Louise Dean School. Great inner city location and access to Public Transit, Downtown, river paths, University of Calgary, Foothill, children Hospitals! Quick possession. Make it yours before the high market in Spring.

Inclusions:
Property Listed By:

**Dishwasher, Dryer, Electric Stove, Garage Control, Refrigerator, Washer, Window Coverings
Century 21 Bravo Realty**

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









