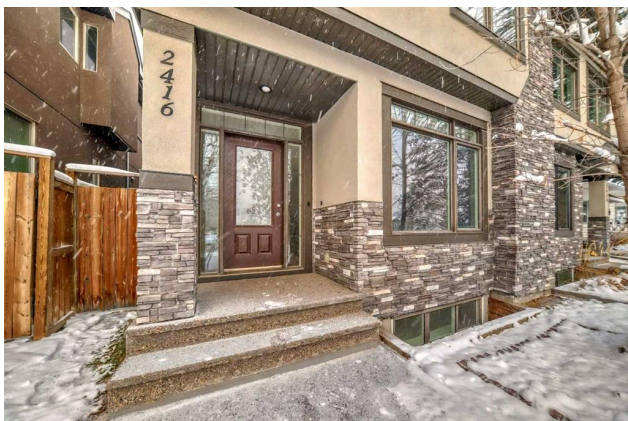




**2416 1 Avenue, Calgary T2N 0B9**

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

**30**  
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: Ext Feat: **Garden** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 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	15`4" x 13`9"	Kitchen	Main	12`0" x 11`3"
Dining Room	Main	17`6" x 12`5"	Den	Main	9`10" x 8`9"
Bedroom - Primary	Upper	17`5" x 15`6"	Bedroom	Upper	14`1" x 9`10"
Bedroom	Upper	11`0" x 9`10"	Bedroom	Basement	19`1" x 10`5"
Game Room	Basement	19`1" x 18`2"	Pantry	Main	4`9" x 2`5"
Mud Room	Main	5`0" x 3`5"	Entrance	Main	6`10" x 6`9"
Laundry	Upper	6`3" x 5`5"	Walk-In Closet	Upper	6`6" x 4`2"

5pc Ensuite bath  
4pc Bathroom  
2pc Bathroom

Upper  
Basement  
Upper

12`5" x 11`2"  
7`11" x 4`10"  
6`11" x 4`10"

4pc Bathroom  
2pc Bathroom

Upper  
Main

9`4" x 4`11"  
6`10" x 2`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

3710

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Open house 1-4pm on Dec. 21. 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 Christmas holiday season.**

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**

