



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2030 ALEXANDER Street, Calgary T2G 4J5**

MLS® #: **A2182874**      Area: **Ramsay**      Listing Date: **01/10/25**      List Price: **\$1,250,000**  
 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: **2025**  
Lot Information  
 Lot Sz Ar: **2,998 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

DOM

**12**  
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**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Lighting,Private Entrance,Private Yard,Rain Gutters**  
 Construction: **Brick,Stucco**  
 Flooring: **Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Storage,Tray Ceiling(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 16`11"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`6" x 14`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`2" x 15`6"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`2" x 15`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 13`5"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`8" x 6`8"</b>

<b>Pantry</b>	<b>Main</b>	<b>6`0" x 6`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`3" x 11`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`2" x 15`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>11`9" x 20`3"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`7" x 4`11"</b>
<b>Exercise Room</b>	<b>Basement</b>	<b>8`2" x 11`1"</b>	<b>Laundry</b>	<b>Upper</b>	<b>7`7" x 5`8"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>5`10" x 10`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 12`5"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>6`2" x 9`2"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C2**  
 Legal Desc: **6260AM**

Remarks

Pub Rmks: **Discover luxury living in this BRAND-NEW, 4-BED, 3.5-BATH semi-detached infill, offering 2,828sqft of exceptional living space. Nestled in the sought-after neighborhood of Ramsay, this home blends modern luxury with old-world charm. Every inch of this home has been meticulously crafted with high-end upgrades and attention to detail. Step into a bright open main floor, where soaring 10' ceilings and gorgeous ENGINEERED HARDWOOD floors set the tone for the entire space. The chef-inspired kitchen is a true masterpiece, centered around a MASSIVE QUARTZ ISLAND with elegant rounded corners. Custom-stained white oak veneer cabinetry adds a touch of sophistication, while premium stainless-steel appliances—including a gas stove and paneled cabinet fridge—enhance the culinary experience. The adjacent dining area is enhanced by a stunning Board and Batten feature wall. Completing this space is a pocket office that can also be converted into a pantry—an upgrade available to new homeowners through the Builder before moving in. The spacious living room is perfect for entertaining, with custom-built cabinetry and a cozy gas fireplace creating a warm and inviting atmosphere. Step through the impressive 10x9' bi-parting patio doors onto your expansive private balcony, seamlessly extending your living space outdoors. Completing the main floor is a functional mudroom and a chic 2pc powder room. Making your way upstairs, the luxurious primary suite awaits, boasting downtown views, and a spa-inspired 5-piece ensuite, complete with a FREESTANDING SOAKER TUB, dual vanities, and IN-FLOOR HEATING. Two large His and Her's walk-in closets with walk-through access into the convenient upper laundry room! Two additional spacious bedrooms, features beautiful tray ceilings, each with custom built-in closets, share a stunningly designed 4-piece bath. The fully developed WALK-OUT BASEMENT is an entertainer's dream, featuring a 4th bedroom with its own 4-piece bath, a wet bar, and a flex room that can be used as an office, game room, or gym. The family room is the perfect spot for movie nights or family gatherings. Outside, the private backyard includes a concrete patio, and plenty of green space. An OVERSIZED DOUBLE DETACHED GARAGE provides ample storage and parking. This home is equipped with advanced systems for efficiency, including a high-efficiency furnace, heat recovery unit, 50-gallon Bradford hot water tank, and is backed by NEW HOME WARRANTY. Located in the heart of Ramsay, you'll enjoy easy access to the scenic Elbow River and the iconic Calgary Stampede grounds. Ramsay School is a 3-minute walk away, and the Ramsay Community Centre—right across the street—is a hub for local events and activities. The community center features an outdoor rink for winter skating and tennis courts for the warmer months. This vibrant neighborhood offers a welcoming atmosphere for all ages, with everything you need just a short walk away!**

Inclusions: **None**  
 Property Listed By: **eXp Realty**

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





**2030 Alexander St SE, Calgary, AB**

Main Floor Exterior Area 910.16 sq ft  
Interior Area 832.10 sq ft



0 4 8 ft

PREPARED: 20241221



While regions are excluded from total floor area in IGDSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**2030 Alexander St SE, Calgary, AB**

1st Floor Exterior Area 1632.37 sq ft  
Interior Area 946.39 sq ft  
Excluded Area 10.58 sq ft



0 4 8 ft

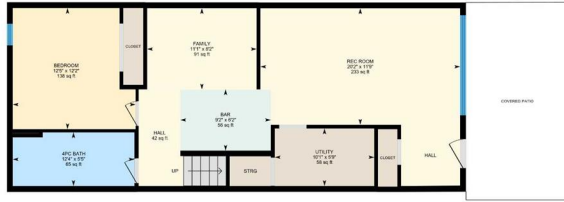
PREPARED: 20241201



While regions are excluded from total floor area in IGDSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2030 Alexander St SE, Calgary, AB

Basement (Below Grade) Exterior Area 856.19 sq ft  
Interior Area 610.10 sq ft



PREPARED: 2024/12/21



While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.