



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1611B 24 Avenue, Calgary T2M 1Y7**

MLS®#: **A2183595**

Area: **Capitol Hill**

Listing Date: **12/20/24**

List Price: **\$599,900**

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:

**1,089**

Year Built:

**1977**

Low Sqft:

Lot Information

Ttl Sqft:

**1,089**

Lot Sz Ar:

**3,638 sqft**

Lot Shape:

DOM

**1**

Layout

Beds: **4 (2 2 )**

Baths:

**2.0 (2 0)**

Style:

**Bi-Level,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**0**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot Alley Access,On Street,Parking Pad,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

**Cement Fiber Board,Wood Frame**

Flooring:

**Ceramic Tile,Hardwood,Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat:

**Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>5pc Bathroom</b>	<b>Main</b>		<b>Living Room</b>	<b>Main</b>	<b>20`4" x 13`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 7`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 8`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`3" x 6`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`10" x 11`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>16`0" x 8`10"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	
<b>Living Room</b>	<b>Basement</b>	<b>19`9" x 11`7"</b>	<b>Dining Room</b>	<b>Basement</b>	<b>9`3" x 6`7"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>12`10" x 10`1"</b>	<b>Laundry</b>	<b>Basement</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>15`5" x 10`1"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`0" x 9`3"</b>













