



THE
A-TEAM

**RE/MAX
FIRST**

415 6 Street, Calgary T2E 3Y2

MLS®#: **A2184427**

Area: **Bridgeland/Riverside**

Listing Date: **12/23/24**

List Price: **\$949,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 17-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**
Lot Information
Lot Sz Ar: **2,098 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,483**
Low Sqft:
Ttl Sqft: **1,483**

DOM

30
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Corner Lot,Level,Rectangular Lot**
Park Feat: **Garage Faces Side,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Chandelier,Closet Organizers,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4` 11" x 5` 5"	Dining Room	Main	11` 6" x 9` 8"
Kitchen	Main	14` 6" x 15` 10"	Living Room	Main	12` 11" x 14` 0"
4pc Bathroom	Upper	9` 0" x 5` 0"	4pc Ensuite bath	Upper	7` 5" x 8` 6"
Bedroom	Upper	9` 2" x 11` 3"	Bedroom	Upper	9` 1" x 12` 0"
Laundry	Upper	5` 2" x 8` 7"	Bedroom - Primary	Upper	8` 11" x 13` 11"
4pc Bathroom	Basement	6` 4" x 7` 8"	Kitchen	Basement	12` 2" x 7` 8"
Bedroom	Basement	9` 11" x 9` 9"	Game Room	Basement	12` 2" x 12` 7"
Furnace/Utility Room	Basement	5` 3" x 3` 6"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **M-CG**
 Legal Desc: **712N**

Remarks

Pub Rmks: **East facing with lot of sun light and Downtown view, Stylish and contemporary home on a corner lot in the sought-after community of Bridgeland. This tastefully designed two-story home features an open concept floor plan, high ceilings, and durable engineered hardwood throughout the main floor. It's so nice to come home and relax in this modern living room with a beautiful gas fireplace with a clean tile design. The kitchen is always the focal point of every home, and this has what you are looking for, quartz countertops with a large center island and breakfast bar plus a commercial-grade gas stove ideal for any chef. The master suite is the perfect place to unwind with a walk-in closet and a barn door that leads to a luxurious ensuite including a walk-in shower and soaker tub. Two additional bedrooms and a 4-pc bath make this an ideal family home. The mortgage helper basement is fully finished with separate entrance contains a large bedroom with a walk-in closet, living room, kitchen, 3 -piece washroom and separate laundry. This home is ideally located in a highly sought-after community that is only minutes away from downtown. Bridgeland boasts one of the most vibrant growing communities in Calgary due to great restaurants, parkland, shops, playgrounds, dog park, public transit, and a 5-minute walk from Calgary Science School LANGEVIN. Come check it out this listing It's not easy to find this kind of value in our current market.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX iRealty Innovations**

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









