



THE
A-TEAM

**RE/MAX
FIRST**

1721B 1 Avenue, Calgary T2N 0B2

MLS®#: **A2184887**

Area: **Hillhurst**

Listing Date: **01/02/25**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

DOM

7

Layout

Beds: **1 (1)**

Baths: **2.5 (2 1)**

Style: **2 Storey,Side by Side**

City/Town:

Calgary

Abv Sqft:

1,401

Year Built:

2009

Low Sqft:

Ttl Sqft:

1,401

Lot Information

Lot Sz Ar:

3,369 sqft

Parking

Ttl Park: **2**

Garage Sz: **2**

Lot Shape:

Access:

Lot Feat:

Back Lane,Back Yard,Front Yard,Lawn,Interior Lot,Landscaped,Level,Street Lighting,Private,Rectangular Lot,Treed

Park Feat:

Double Garage Detached,Garage Door Opener,Insulated

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor Roughed-In,Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Cement Fiber Board,Manufactured Floor

Joist,Stone,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Humidifier,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat: **Bookcases,Built-in Features,Central Vacuum,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|---------------|-----------------------|---------------------------------|---------------|----------------------|
| Foyer | Main | 6`11" x 5`5" | Kitchen With Eating Area | Main | 14`4" x 12`8" |
| Pantry | Main | 3`11" x 3`11" | Dining Room | Main | 19`5" x 10`5" |
| Living Room | Main | 18`11" x 11`0" | 2pc Bathroom | Main | 6`11" x 4`5" |
| Bedroom - Primary | Second | 14`0" x 14`0" | Walk-In Closet | Second | 7`11" x 4`5" |

5pc Ensuite bath
Family Room
3pc Bathroom
Storage

Second
Basement
Basement
Basement

14`11" x 9`11"
20`0" x 13`11"
8`7" x 7`11"
7`11" x 6`10"

Laundry
Game Room
Furnace/Utility Room

Second
Basement
Basement

5`1" x 4`3"
18`0" x 12`6"
10`0" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311087

Zoning:
DC

Remarks

Pub Rmks:

Tucked away on one of Hillhurst's most coveted streets, this custom-built home warmly invites its lucky new owners. Its charming exterior draws you in with a welcoming front veranda that opens to a tiled foyer with a handy walk-in closet. Choose between a formal dining room or living space, accompanied by a two-piece bathroom. The two-storey vaulted great room serves as the heart of the home, showcasing a chef's kitchen with a walk-in pantry and central island. Natural light pours through a stunning stained glass mosaic of an iconic city skyline, filling the room with character and warmth. Step through the patio doors onto a sun-drenched, south-facing deck that leads to a peaceful concrete patio and the insulated, dry-walled garage. Upstairs, the primary bedroom awaits with a spacious walk-in closet and a luxurious six-piece ensuite featuring dual sinks, a shower with body wash jets, and a relaxing soaker tub. Conveniently adjacent is the laundry room. The fully developed lower level offers a generous family room, games area, and an additional full bathroom. Extras include air conditioning and a rough-in for in-floor heating. Located in a desirable neighbourhood, this home is just a short walk from Riley Park, Kensington's vibrant shops and dining, top-rated schools, downtown, public transit, and the Bow River pathway system.

Inclusions:
Property Listed By:

-
RE/MAX First

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











