



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1735 24 Avenue, Calgary T2M 1Z1**

MLS®#: **A2185111**

Area: **Capitol Hill**

Listing Date: **01/09/25**

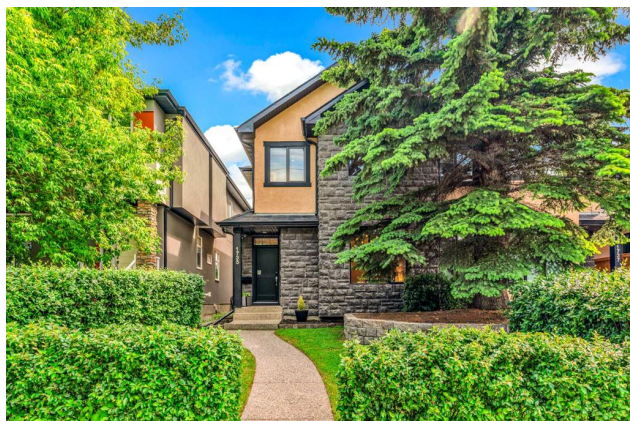
List Price: **\$800,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **2005**

Lot Information  
Lot Sz Ar: **3,627 sqft**  
Lot Shape:

Access:  
Lot Feat: **Back Yard**  
Park Feat: **Double Garage Detached**

Finished Floor Area  
Abv Sqft: **1,829**  
Low Sqft:  
Ttl Sqft: **1,829**

DOM

**0**  
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: **In Floor Roughed-In,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Central Vacuum,Jetted Tub,Kitchen Island,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	17`0" x 9`11"
Living Room	Main	16`2" x 10`1"
Bedroom - Primary	Upper	13`10" x 17`0"
Bedroom	Upper	11`0" x 16`3"
Bedroom	Basement	19`9" x 15`3"
5pc Ensuite bath	Upper	
4pc Bathroom	Basement	

Room	Level	Dimensions
Kitchen	Main	11`0" x 12`8"
Office	Main	15`2" x 10`1"
Bedroom	Upper	8`11" x 14`1"
Family Room	Basement	19`9" x 15`3"
2pc Bathroom	Main	
4pc Bathroom	Upper	

Title:  
**Fee Simple**  
 Legal Desc:

Zoning:  
**H-GO**

**2864AF**

Remarks

Pub Rmks: **Welcome to your new home located in the highly sought-after neighbourhood of Capitol Hill, offering an expansive and thoughtfully designed living space of nearly 2,700 square feet. As you enter the main floor, you are greeted by large windows that fill the space with natural light and highlight the elegant hardwood floors that continue up the graceful curved staircase. The open floor plan seamlessly connects the living room, dining area, and kitchen, creating an inviting space perfect for entertaining or everyday living. The additional flex space at the front of the house can be used as your work from home space or formal dining room. Upstairs, the spacious primary suite benefits from plenty of natural light, comfortably accommodating a king-size bed. The luxurious 5-piece ensuite features a walk-in tiled shower, with rough-in for a future steam unit. Two additional bedrooms are cleverly separated by the main 4-piece bathroom and the upstairs laundry room, ensuring privacy and functionality. The basement offers a large and welcoming family room, ideal for hosting movie nights with friends and family. The fourth bedroom is perfect for guests, with an adjacent 4-piece bathroom providing convenience and comfort. The rare, extra-deep 145-foot lot provides an incredible backyard with desirable south exposure. A pergola on the composite deck creates an idyllic spot to relax and enjoy the quiet and peaceful surroundings. The insulated double detached garage not only keeps your vehicles frost-free but also features built-in shelves to accommodate all your gear. Additional features include central A/C (2021), a built-in ceiling audio system with the amplifier included, newer hot water tank (2021) and garage door opener (2022). Nestled in the heart of Capitol Hill, this home is within walking distance of St. Pius X and Capitol Hill Elementary Schools. The nearby Confederation Park, golf course, walking trails and tobogganing hill are all conveniently located within three blocks. Schedule your private viewing today to experience the charm and functionality of this beautiful inner-city gem firsthand.**

Inclusions: **Pergola, Metal Planters in the Backyard, Attached Garage Shelves, Television Mounts & Brackets, Ceiling Speakers & Amplifier in Living Room**  
 Property Listed By: **CIR Realty**

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

