



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**427 36 Avenue, Calgary T2K 0C4**

MLS®#: **A2185156**

Area: **Highland Park**

Listing Date: **01/04/25**

List Price: **\$779,900**

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:

**1,847**

Year Built:

**2011**

Low Sqft:

Ttl Sqft:

**1,847**

Lot Information

Lot Sz Ar:

**3,003 sqft**

Lot Shape:

DOM

**5**

Layout

Beds:

**5 (3 2 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Low Maintenance Landscape,Landscaped,Rectangular Lot**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Gas Stove,Microwave,Washer,Window Coverings**

Int Feat:

**Jetted Tub,Open Floorplan,Pantry,Quartz Counters**

Utilities:

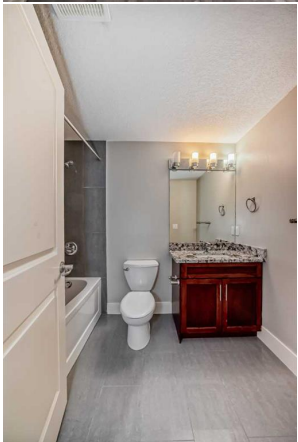
Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>12`11" x 15`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`2" x 8`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`1" x 12`5"</b>	<b>Pantry</b>	<b>Main</b>	<b>3`11" x 3`11"</b>
<b>Mud Room</b>	<b>Main</b>	<b>8`1" x 4`9"</b>	<b>Office</b>	<b>Main</b>	<b>11`2" x 11`2"</b>
<b>Entrance</b>	<b>Main</b>	<b>8`8" x 8`2"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>8`11" x 4`10"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`3" x 9`10"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 8`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>11`2" x 5`9"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 10`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`3" x 10`1"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`6" x 5`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`4" x 15`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`0" x 9`7"</b>























Room	Dimensions
Living Area	8'0" x 10'7"
Family	10'0" x 14'0"
Bedroom #1	12' x 14'
Bathroom	5'0" x 7'7"

Disclaimer: This floor plan is for informational purposes only and is not intended to be used as a legal document. It is not a contract and does not represent the actual dimensions of the property. The actual dimensions of the property may vary from those shown on this floor plan. The seller makes no representation or warranty as to the accuracy of this floor plan. The buyer should verify the actual dimensions of the property before purchasing.

Client: Amy Long

December 23, 2024

ASA # 65932