



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2034 21 Avenue, Calgary t2t0n7**

MLS®#: **A2185437**

Area: **Richmond**

Listing Date: **01/06/25**

List Price: **\$739,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Calgary**

Year Built:

**1981**

Lot Information

Lot Sz Ar:

**3,003 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**See Remarks,Sloped Down**

**Double Garage Attached**

DOM

**3**

Layout

Beds:

**1 (1 )**

Baths:

**4.5 (4 1)**

Style:

**3 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Utilities and Features

Roof:

**Clay Tile**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Balcony**

Construction:

**Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**None**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`3" x 9`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 6`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`4" x 16`4"</b>	<b>Den</b>	<b>Second</b>	<b>16`4" x 11`7"</b>
<b>Family Room</b>	<b>Basement</b>	<b>16`7" x 14`10"</b>	<b>Bonus Room</b>	<b>Third</b>	<b>20`6" x 13`3"</b>
<b>Storage</b>	<b>Basement</b>	<b>7`6" x 6`11"</b>	<b>Laundry</b>	<b>Basement</b>	<b>15`8" x 15`0"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`7" x 7`6"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>20`3" x 12`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>3pc Bathroom</b>	<b>Third</b>	
<b>4pc Bathroom</b>	<b>Second</b>		<b>4pc Bathroom</b>	<b>Basement</b>	
<b>4pc Ensuite bath</b>	<b>Second</b>				

Legal/Tax/Financial

Title:		Zoning:	
<b>Fee Simple</b>		<b>R-CG</b>	
Legal Desc:	<b>8997GC</b>		Remarks

Pub Rmks: **Unique three story home awaits your creative ideas.**  
 Inclusions: **n/a**  
 Property Listed By: **Real Estate Professionals Inc.**

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

