



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**216 99 Avenue, Calgary T2J 0J1**

MLS® #: **A2186125**

Area: **Willow Park**

Listing Date: **01/08/25**

List Price: **\$979,000**

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:

**1,652**

Year Built:

**2024**

Low Sqft:

Lot Information

Ttl Sqft:

**1,652**

Lot Sz Ar:

**2,616 sqft**

Lot Shape:

DOM

**14**

Layout

Beds:

**4 (3 1)**

Baths:

**3.5 (3 1)**

Style:

**2 Storey, Acreage  
with Residence, Side  
by Side**

Parking

Ttl Park:

**0**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane, City Lot, Level**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Composite Siding, Wood Frame**

Flooring:

**Tile, Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dryer, Electric Stove, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings**

Int Feat:

**Chandelier, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`0" x 4`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`3" x 7`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`2" x 12`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`3" x 14`6"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`2" x 7`1"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`0" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`1" x 8`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 11`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`4" x 11`9"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`8" x 14`4"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>8`6" x 10`3"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`5" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`9" x 10`0"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>9`9" x 7`3"</b>

Game Room  
Walk-In Closet

Basement  
Basement

14`11" x 17`8"  
5`10" x 8`6"

Furnace/Utility Room

Basement

5`7" x 6`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2412129**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**This exquisite property offers over 1600 square feet of meticulously designed living space, featuring a fully finished legal suite with a separate/private entrance. Elegant and sophisticated, fully upgraded home! It is ideally located in a prime location on a quiet treelined street within walking distance to schools. This stylish, contemporary home with an open concept floor plan is bathed in natural light highlighting the high-end finishes, gleaming floors and lavish designer style. The bright living room overlooks the street with a casually elegant vibe that invites you to sit back and relax. Culinary adventures are inspired in the chef's dream kitchen featuring premium stainless-steel appliances including an electric stove, a large island, a plethora of cabinets and over looking to the adjacent dining room. Off the rear entrance is a handy mudroom with built-ins to hide away bags, jackets and shoes. Ascend the beautiful staircase illuminated by elegant lighting to the upper floor. The primary bedroom is an opulent oasis with an expansive walk-in closet and a luxurious ensuite boasting the vanity, a deep soaker tub and an oversized shower. Both additional bedrooms on this level are generously sized and share the 4-piece main bathroom. An upper-level laundry room further adds to your convenience. Step down to the fully finished legal-suite basement with a separate entrance. A 4th bedroom and another full bathroom with separate laundry finishes the basement. The cherry on top is the insulated and drywalled double detached garage, which safely keeps your vehicles out of the elements. Electric car charger point can be added to the garage. This exceptional home is in a phenomenal inner-city location, perfect for your active lifestyle, walk to transit, schools, parks and recreation. Don't wait and call your favourite realtor to schedule a private viewing.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX iRealty Innovations**

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











