



THE
A-TEAM

**RE/MAX
FIRST**

2725 6 Avenue, Calgary T2N 0Y2

MLS® #: **A2187286**

Area: **West Hillhurst**

Listing Date: **01/13/25**

List Price: **\$849,900**

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:

2,599

Year Built:

1986

Low Sqft:

Ttl Sqft:

2,599

Lot Information

Lot Sz Ar:

4,682 sqft

Lot Shape:

DOM

9

Layout

Beds:

4 (2 2)

Baths:

2.5 (2 1)

Style:

4 Level Split, Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

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

Construction:

Brick, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Refrigerator, Window Coverings

Int Feat:

Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`1" x 12`0"
Breakfast Nook	Main	13`0" x 10`0"
Foyer	Main	12`1" x 6`2"
Den	Basement	13`0" x 11`4"
Laundry	Upper	11`2" x 5`0"
Storage	Basement	13`2" x 11`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`0" x 10`0"
Living Room	Main	16`0" x 15`6"
Atrium	Main	14`0" x 14`0"
Flex Space	Upper	11`2" x 8`9"
Furnace/Utility Room	Basement	13`3" x 5`4"
Bedroom - Primary	Upper	24`6" x 15`11"

Bedroom
Bedroom
4pc Bathroom

Upper
Basement
Upper

18`1" x 11`4"
8`7" x 8`0"
0`0" x 0`0"

Bedroom
2pc Bathroom
5pc Ensuite bath

Lower
Lower
Upper

11`7" x 9`9"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

331AB

Remarks

Pub Rmks:

Located on one of West Hillhurst's most established & quiet premier streets! This updated 2+2 bedroom home offers over 2900 sq ft of developed living space. The main level presents hardwood & tile flooring & high ceilings, showcasing the spacious living room with corner feature fireplace & tray ceiling & the adjoining formal dining area with built-in hutch & elegant chandelier. Just a few steps away, is the kitchen which is tastefully finished with granite counter tops, island/eating bar, plenty of storage space (including pantry), stainless steel appliances, casual eating area & built-in computer desk. A breathtaking 2 storey atrium provides a peaceful retreat - perfect for a quiet den or studio space. The second level hosts a generous sized bedroom plus an office (or bedroom) with access to the deck. A laundry room & 4 piece bath complete the second level. A very spacious primary bedroom with Juliette balcony overlooking the atrium, encompasses the entire top level & features a walk-in closet & private 5 piece ensuite with dual vanities, relaxing jetted tub & oversized shower. The lower level includes a bedroom/office & 2 piece powder room & the basement is partially developed with a bedroom & den/wetbar. Other notable features include PEX plumbing & 30 year shingles (installed in 2018). Outside, enjoy the large south facing deck, private patio area & double attached garage. The location can't be beat! Just steps from a baseball diamond, Karl Fisher Offleash Park, Bow River pathways & close to Foothills & Children's Hospitals, U of C, schools, shopping, public transit & easy access to Memorial Drive & Crowchild Trail.

Inclusions:
Property Listed By:

None
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













