



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2416 1 Avenue, Calgary T2N 0B9**

MLS®#: **A2189845**

Area: **West Hillhurst**

Listing Date: **01/24/25**

List Price: **\$973,999**

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:

**2,347**

Year Built:

**2012**

Low Sqft:

Ttl Sqft:

**2,347**

Lot Information

Lot Sz Ar:

**3,239 sqft**

Lot Shape:

Access:

**Rectangular Lot**

Lot Feat:

**Double Garage Detached**

Park Feat:

DOM

**6**

Layout

Beds:

**4 (3 1 )**

Baths:

**4.0 (3 2)**

Style:

**3 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden**

Construction:

**Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**

Int Feat:

**Breakfast Bar,Granite Counters,High Ceilings,Kitchen Island,Skylight(s),Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`4" x 13`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>17`6" x 12`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`5" x 15`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 9`10"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>19`9" x 14`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>19`1" x 18`5"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	

Room	Level	Dimensions
<b>Den</b>	<b>Main</b>	<b>9`10" x 8`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 11`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`1" x 9`10"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`3" x 5`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>19`1" x 10`5"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`0" x 3`5"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	

2pc Bathroom  
2pc Bathroom

Main  
Upper

5pc Ensuite bath

Upper

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**3710**

Remarks

Pub Rmks: **Open house 1-4pm on Feb. 1. Welcome to this 2012 built incredible home in sought after community West Hillhurst! 3000+sq ft of living space 3 storey home with 4 bedrooms, 3 full baths+2 half baths. Main floor has hardwood thru out, Living room with gas Fireplace, Office/Den, Combo Great Room and Kitchen with peninsula. Crafted cabinetry, slab granite surfaces. 2nd floor has Master with huge closet capacity, 5 pc ensuite with skylight, 2nd +3rd bedroom, 4pce bath and laundry. Bonus third story has spacious Loft for many possibilities(Gym, Theater, Office, Guest)Plus 2 pie bath! Lower has 4th bedroom, Family room,4pc bath and lots of storage. RI slab heat, Vacuum System, insulated & drywalled double garage. Walking distance to Madeleine D'Houet School & Louise Dean School. Great inner city location and access to Public Transit, Downtown, river paths, University of Calgary, Foothill, children Hospitals! Quick possession. Make it yours before the high market in Spring.**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bravo Realty**

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









