



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2189845**

Area: **West Hillhurst**

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

List Price: **\$953,999**

Status: **Active**

County: **Calgary**

Change: **-\$18k, 21-Feb**

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:

DOM

**45**

Layout

Beds:

**4 (3 1 )**

Baths:

**4.0 (3 2)**

Style:

**3 (or more)**

**Storey,Attached-Side  
by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Rectangular Lot**

**Double Garage Detached**

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:

**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. k1-12 at Queen Elizabeth School & Queen Elizabeth High School. Great inner city location and access to Public Transit, Downtown, river paths, University of Calgary, Foothill, children Hospitals! Quick possession.**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bravo Realty**

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

















