



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2620 2 Street, Calgary T2M2E1**

MLS®#: **A2191029**

Area: **Tuxedo Park**

Listing Date: **02/03/25**

List Price: **\$799,900**

Status: **Pending**

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:

**1,772**

Year Built:

**2006**

Low Sqft:

Ttl Sqft:

**1,772**

Lot Information

Lot Sz Ar:

**2,992 sqft**

Lot Shape:

DOM

**19**

Layout

Beds:

**4 (3 1)**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Corner Lot,Landscaped,Private,Rectangular Lot,Underground Sprinklers**

**Double Garage Detached**

Utilities and Features

Roof: **Rubber**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Built-in Barbecue,Private Yard**

Construction:

**ICFs (Insulated Concrete Forms)**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**

Int Feat:

**Granite Counters,Jetted Tub,No Smoking Home,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`3" x 11`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`10" x 10`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 9`10"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`8" x 6`5"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`3" x 14`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 9`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`7" x 9`5"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`3" x 9`7"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>7`10" x 4`11"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`0" x 4`11"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>11`7" x 4`10"</b>
<b>Family Room</b>	<b>Basement</b>	<b>19`3" x 8`5"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`8" x 8`6"</b>

**Wine Cellar**  
**3pc Bathroom**

**Basement**  
**Basement**

**10`0" x 5`3"**  
**6`6" x 4`6"**

**Bedroom**

**Basement**

**16`9" x 11`9"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2617AG**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **CLOSE IN NORTHWEST TUXEDO Over 2600 square feet of Luxurious Development. 4 Bedrooms and 4 Bathrooms. A wide-open floor plan with 9-foot ceilings on the main floor. Gourmet Kitchen with granite counters and maple cabinetry. Living room with built-in cabinetry. Upper floor with 3 bedrooms, 2 full bathrooms and laundry room. EXCEPTIONAL FEATURES INCLUDE: Energy efficient furnace, insulated concrete forms, concrete common wall, 50-year rubber roof, irrigation system, triple glazed windows, in-floor heating in the main and master bathrooms, hot water on demand, interior solid core doors and wired for speakers. Developed down with family room, wet bar, wine room, bedroom, 3-piece bath, and in floor radiant heating. Private backyard with a built-in BBQ and retractable awning. Freestanding fireplace. Double garage. Amenities galore. Minutes to Downtown, Confederation Park, Transit, S.A.I.T. and U of C.**

Inclusions: **none**  
Property Listed By: **TREC The Real Estate Company**

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





















