



THE
A-TEAM

**RE/MAX
FIRST**

1003A DRURY Avenue, Calgary T2E0M3

MLS® #: **A2195532** Area: **Bridgeland/Riverside** Listing Date: **03/07/25** List Price: **\$1,050,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **2,647 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane, Landscaped, Rectangular Lot, Sloped Down**
 Park Feat: **Double Garage Detached**

DOM

3
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Attached-Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden, Private Yard, Uncovered Courtyard**
 Construction: **Wood Frame**
 Flooring: **Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge, Built-In Gas Range, Central Air Conditioner, Dishwasher, Dryer, Humidifier, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **2011492**

Remarks

Pub Rmks: **West Coast Chic! Located on one of the best streets in Bridgeland, this custom designed semi-detached home features unobstructed downtown views and over 2500 square feet of modern finishings. The main floor is flooded with natural light from the living room through to the formal dining area. A more casual dining spot is incorporated into the stunning central quartz island, framed by flat panel custom cabinetry and stainless steel appliances. The living room showcases lovely views with floor to ceiling windows, gas fireplace and sliding doors to a large deck overlooking the city. This level also features an elegantly designed powder room, tiled entry and a large coat closet. The upper level features two large bedrooms at the front of the home and at the back, a stunning primary bedroom and ensuite with incredible skyline views. A full bath and large laundry room generously outfitted with custom cabinetry complete this level. The remarkably bright lower level is a full walk-out with a large family room, full bath and fourth bedroom with a walk-in closet for extra storage space. Sliding doors connect the family room to the spacious south facing backyard with a covered patio that provides welcome shade in the summer to relax. The outdoor spaces feature low maintenance plantings, irrigation, lighting and a garage roof-top patio complete with paving stones and a green roof. Other standout features of the home include 8ft solid doors and hardwood throughout, skylights, powered blackout blinds, central air, central vacuum and water softener. Walkable to great schools, parks, restaurants, transit, this home has been meticulously designed for the modern family to enjoy all that Bridgeland has to offer.**

Inclusions: **NEST THERMOSTATS, WIFI GARAGE OPENER,AUTOMATED LIGHTING AND IRRIGATION SYSTEM**

Property Listed By: **RE/MAX Realty Professionals**

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















