



THE A-TEAM

RE/MAX FIRST

1534 38 Avenue, Calgary T2T 2J9

MLS@#: A2195682 Area: Altadore Listing Date: 02/21/25 List Price: \$1,185,000
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: 2011
Lot Information
Lot Sz Ar: 3,196 sqft
Lot Shape:

DOM

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

Access:
Lot Feat: Back Yard,Landscaped,Level,No Neighbours Behind,Rectangular Lot,Street Lighting,Views
Park Feat: Concrete Driveway,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Off Street,Oversized,Secured,Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: In Floor,Forced Air,Natural Gas
Sewer:
Ext Feat: Balcony,BBQ gas line
Construction: Stone,Stucco,Wood Siding
Flooring: Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt: ICF Block,Poured Concrete,See Remarks
Kitchen Appl: Bar Fridge,Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings
Int Feat: Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen With Eating Area, Living Room, Bedroom, etc.

Laundry
Exercise Room
3pc Bathroom

Upper
Lower
Lower

5`10" x 8`9"
10`1" x 15`2"

Family Room
Bedroom

Lower
Lower

15`6" x 30`11"
10`8" x 9`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1111472

Zoning:
R-CG

Remarks

Pub Rmks:

You're unique, shouldn't your home be too? Have you been sifting through listings and keep being letdown because they've begun to look the same and don't offer features that set them apart? Maybe you're starting to accept that to live in Marda Loop you won't get that beautiful view like you hoped for? Perhaps you actually found a home that had what you hoped for, but it wasn't in the area you saw yourself living or it was priced higher than what you planned on spending? Are you ready to stop looking? This could be your chance. The property was designed to truly appreciate the southern exposure from the bonus room, balcony and primary bedroom by offering a phenomenal view of River Park typically seen from some of Altadore's most coveted residential streets. The 32ft wide lot allowed the developer to create an exclusive floor plan that gives you a "feel" usually only found in the ultra-luxury segments including upper floor bonus room with vaulted ceilings, a mudroom that actually suits a busy household, walk-in pantry, designated gym space with raised ceilings, as well as creating privacy between the front foyer and the rest of the main floor living space. The convenient front attached garage was built to keep your vehicle protected from the elements and still leaves plenty of storage space for accommodating gear for outdoor enthusiasts and active families alike. The interior aesthetic of the residence has been tailored with a modern design palette so the new owner can simply move in. The home was built using high quality materials and progressive construction practice's like ICF foundation, triple pane windows, in-floor basement heating, robust custom European-style exterior doors and front elevation designed to incorporate solar efficiency principles. For a central location the property has uncommonly few neighbours due to an environmental reserve to the south and land designated as special use through habendum clause encumbrance to the north. The list of vibrant amenities in Marda Loop is long and growing, but the key benefit with this location is the true walkability it offers, meaning you will walk to yoga class, pickup a morning coffee, grab a lunch, or take your four-legged friend off-leash without driving there first (and save your vehicle from muddy paw prints for the last one). There are numerous desirable schools close by, plus you have quick access to downtown or the mountains whenever duty calls, so to speak. Isn't it time to book a viewing? Isn't it time to stop looking and start living your best life?

Inclusions:
Property Listed By:

**TV wall mount in basement family room
Charles**

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











