



THE
A-TEAM

**RE/MAX
FIRST**

2112 23 Avenue, Calgary T2T 0W1

MLS®#: **A2198069**

Area: **Richmond**

Listing Date: **02/28/25**

List Price: **\$975,000**

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:

1,811

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,811

Lot Information

Lot Sz Ar:

2,750 sqft

Lot Shape:

DOM

10

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard,City Lot,Landscaped

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Mixed

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Refrigerator**

Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|-------|----------------|
| Living Room | Main | 14`6" x 13`8" |
| Kitchen | Main | 16`2" x 17`8" |
| 2pc Bathroom | Main | 6`8" x 5`3" |
| Bedroom | Upper | 10`4" x 11`11" |
| 5pc Ensuite bath | Upper | 8`9" x 19`0" |
| Laundry | Upper | 9`4" x 5`6" |

| Room | Level | Dimensions |
|-------------------|-------|-----------------|
| Dining Room | Main | 13`3" x 8`5" |
| Mud Room | Main | 5`7" x 10`11" |
| Bedroom - Primary | Upper | 12`10" x 15`10" |
| Bedroom | Upper | 9`5" x 15`5" |
| 4pc Bathroom | Upper | 9`4" x 4`11" |
| Walk-In Closet | Upper | 9`4" x 5`5" |

Bedroom
3pc Bathroom
Storage
Walk-In Closet

Basement
Basement
Basement
Upper

14`8" x 10`3"
8`11" x 5`0"
4`10" x 8`7"
5`7" x 3`1"

Game Room
Furnace/Utility Room
Walk-In Closet

Basement
Basement
Basement

18`10" x 15`10"
8`11" x 6`4"
4`1" x 5`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410149

Zoning:
RC-2

Remarks

Pub Rmks:

OPEN HOUSE ON SATURDAY 12 TO 2 PM (MARCH 1st) Brand new build with tasteful details and this property showcases beauty and functionality for families alike. The main level offers an inviting atmosphere upon entry where you are greeted by 10' ceilings and a free-flowing layout, At the heart of the home is a substantial kitchen that connects seamlessly to the dining and living spaces. sleek cabinetry, and luxurious quartz waterfall countertops, this kitchen is as functional as it is beautiful. On upper floor where you will find your primary retreat with a walk-through closet and spa-like ensuite, incorporated with a relaxing soaker tub, walk-in shower, dual-sink vanity . Two more bedrooms, a three piece bathroom and a convenient laundry room complete the upper level. lower level floor large fourth bedroom, a full bathroom and a bright family room with a wet bar and designed for fun and relaxation! and don't forget about the double detached garage. Don't miss this opportunity to own in a renowned central location that is walkable to all the exciting amenities of Marda Loop, and just a short drive to downtown Calgary!

Inclusions:
Property Listed By:

N/A
CIR Realty

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









