



THE
A-TEAM

**RE/MAX
FIRST**

634 18 Avenue, Calgary T2M 0T8

MLS®#: **A2198791**

Area: **Mount Pleasant**

Listing Date: **03/05/25**

List Price: **\$1,129,990**

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:

1,987

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

1,987

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

31

Layout

Beds:

5 (4 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Interior Lot,Landscaped,Lawn,Rectangular Lot,Street Lighting
Additional Parking,Alley Access,Double Garage Detached,Off Street,On Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Lighting,Private Entrance,Private Yard,Rain Gutters**

Construction:

Stucco,Wood Frame

Flooring:

Hardwood,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Gas Cooktop,Wine Refrigerator

Int Feat:

Built-in Features,Closet Organizers,Double Vanity,Dry Bar,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`11" x 5`4"
Foyer	Main	6`7" x 10`7"
Living Room	Main	13`6" x 15`4"
5pc Ensuite bath	Upper	9`3" x 15`7"
Bedroom	Upper	9`8" x 15`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	15`5" x 14`7"
Kitchen	Main	14`7" x 14`3"
4pc Bathroom	Upper	8`10" x 4`11"
Bedroom	Upper	11`9" x 12`1"
Laundry	Upper	8`10" x 6`1"

Bedroom - Primary	Upper	13`1" x 18`7"	Walk-In Closet	Upper	8`10" x 5`7"
3pc Bathroom	Basement	5`7" x 9`8"	Bedroom	Main	9`3" x 12`4"
Bedroom	Basement	13`2" x 9`11"	Kitchen	Basement	9`6" x 12`11"
Game Room	Basement	9`6" x 14`10"	Storage	Basement	3`4" x 4`10"
Furnace/Utility Room	Basement	9`3" x 7`5"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **29340**

Remarks

Pub Rmks: **** Luxurious Inner City Brand New Home in the Heart of the City, Mount Pleasant ** Designed by John Trinh | Top of the Line Finishes | Half Duplex | 1987 SqFt | Hardwood Flooring | Triple Pane Windows | 220V Electric Charger Rough-in | High End JennAir Appliances | Gas Cooktop | 42Inch Refrigerator | Built-in Oven & Microwave | Wine Cooler | Quartz Countertops | Upper Level Laundry with Styler Steam Closet | 3 Way Gas Fireplace | 8ft Windows | Steam Shower with Jets | Jetted Freestanding Tub | 12.5Ft Vaulted Peak Ceiling | Fully Developed Legal 2 Bedroom Basement Suite | Separate Entry | Separate Laundry | Separate Furnace | Stucco & Lux Panel Siding | Brand New Fence | Rear Double Detached Garage- Finished | Alley Access. Welcome to your brand new home! This remarkable half duplex is outfitted with top of the line finishes and fully loaded with upgraded appliances! Open the front door to a foyer with bench & closet storage and views of the beautiful open floor plan living space. The front living room is full of natural light beaming through the large windows. The living and dining rooms are separated with a 3-way fireplace adding both comfort and style. The dining room has an alcove with a built-in dry bar; the dry bar has a wine cooler, cabinetry and floating shelves above. The dining and kitchen are open to each other making this the perfect home for entertaining guests. The kitchen is finished with full height cabinets, quartz countertops and high-end JennAir appliances featuring a 30 inch microwave & wall oven combo, 36 inch gas cooktop, 42 inch fridge. The centered kitchen island is great for small meals or guest socializing while you cook! The 10ft sliding glass doors with a 5ft mid clearance lead to the back deck and yard for a smooth transition of indoor/outdoor living. Off the kitchen is a 2pc powder room and a rear mudroom with bench and built in storage. Upstairs holds 3 bedrooms, 2 bathrooms and a laundry room. The primary bedroom is expansive and is paired with 12.5 foot vaulted peak ceilings and 8ft windows emphasizing the true size of this space. The primary bedroom has a deep walk-in closet and a private 5pc ensuite bath with a jetted free standing tub, walk-in steam shower, double vanity and private washing closet. Bedrooms 2 & 3 are both a generous size, each with a walk-in closet. Bedroom 2 has a cheater door the shared the main 4pc bath with a tub/shower combo and single vanity with storage below. The laundry room is designed with convenience in mind! The laundry room has a sink and Styler Steam Closet for gives you the power to clean and refresh your clothes without harsh chemicals - so you can keep them looking their best! Downstairs, the legal 2 bedroom basement suite has a separate side entry, its own furnace, and its own laundry! The basement is finished with a full kitchen including a dishwasher, an open floor plan and plenty of living space. Hurry and book your showing at this stunning brand new home today!**

Inclusions: **asement: Electric stove, Range Hood, Refrigerator, washer/ dryer.**
 Property Listed By: **RE/MAX Crown**

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











