



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5105 4 Street, Calgary T2S 1H4**

MLS® #: **A2204679**

Area: **Windsor Park**

Listing Date: **03/23/25**

List Price: **\$899,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 28-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Calgary**

Year Built:

**2015**

Lot Information

Lot Sz Ar:

**2,884 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**2,285**

Low Sqft:

Ttl Sqft:

**2,285**

DOM

**29**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**3 (or more)  
Storey, Attached-Side  
by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane, Back Yard, Corner Lot, Lawn, Low Maintenance Landscape, Many Trees  
Double Garage Detached**

Utilities and Features

Roof: **Rubber**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stone, Stucco, Wood Frame**

Flooring:

**Carpet, Ceramic Tile, Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**

Int Feat:

**Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	13`11" x 11`8"
Kitchen	Main	9`0" x 13`7"
Mud Room	Main	3`1" x 9`5"
Bedroom	Upper	11`4" x 9`10"
Laundry	Upper	5`7" x 8`9"
5pc Bathroom	Upper	
Den	Upper	7`3" x 9`6"

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Living Room	Main	16`8" x 14`3"
Bedroom - Primary	Upper	13`8" x 15`10"
Bedroom	Upper	9`10" x 10`7"
4pc Bathroom	Upper	
Family Room	Upper	13`11" x 7`7"
Den	Lower	7`3" x 9`6"

Game Room  
Bedroom  
Walk-In Closet

Lower  
Lower  
Upper

24`2" x 12`3"  
12`2" x 11`7"  
9`2" x 5`6"

4pc Bathroom  
Storage

Lower  
Lower

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1510662**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**OPEN HOUSE APRIL 6th 11:00-1:30pm DOWNTOWN, SUNSET and SUNRISE VIEWS! This contemporary flat top home was custom built for an upscale lifestyle. From the large front foyer entry, dining/flex room with view to the open concept area, you see a gorgeous kitchen with elegant self-closing white cabinets, accented with stainless steel upscale G.E Café brand appliances, gas stove, granite counter tops & huge island, mocca stained drawers & cabinets. Finishings include exquisite ceramic tile, maple cabinets, granite counters, hardwood floors, high grade carpet and décor style lighting. The main floor boasts a great room with large windows, maple hardwood floors, and a large hearth gas fireplace with mantle. A decorative stone patio and a SOUTH FACING BACKYARD, expands space for dining and entertaining. From the kitchen area, you have the staircase that opens up to the floors above, streaming with natural light from the large skylight on the top floor. Upstairs hosts a large master bedroom with walk-in closet and a large en-suite bathroom including oversized shower (roughed in for steam shower) and large deep soaker tub. Down the hall is a separate laundry room, two other bedrooms with large closets & full bathroom. On the third level you can retreat to a bonus room surrounded by windows that can serve as an office, rec room or 4th bedroom. Double French doors lead to a 197 Sq. ft. private deck, providing PHENOMENAL views of DOWNTOWN and both the SUNSET and SUNRISE. The basement level is well designed with durable vinyl floors, a 4th bedroom and full bath. The central area has roughed in plumbing for the installation of a wet bar. Two high efficiency furnaces with air conditioning (one new in 2025) are located in a separate room with ample storage for bikes, boxes etc. Ideally located close to schools like Elboya's Grades K-9 Elementary / Junior High School, this home is only a few blocks away and a short walk to school. Elboya is the feeder school for Western Canada High School and also hosts William Reid's French Immersion program for Grades 5-6, English for Grades K-9, Immersion 5-9 and Late French Immersion for Junior High. This home is also a short walk to Britannia Plaza, Sunterra Market, Lina's Pizza, Native Tongues and close to many other restaurants and amenities including Brown's Social House, Yoga / Pilate Studios, the Glenmore reservoir bike paths, Stanley Park, Sandy Beach and River Park, while still being a short distance from Glenmore Trail, Deerfoot Trail. the LRT and only a ten minute drive to the downtown core.**

Inclusions:  
Property Listed By:

**none**  
**Real Estate Professionals Inc.**

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



















