

## 198 MASTERS Avenue, Calgary T3M2B7

A2091364 11/03/23 List Price: **\$585,000** MLS®#: Area: Mahogany Listing

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:



DOM **General Information** Residential 477 Prop Type: Sub Type: Semi Detached (Half <u>Layout</u>

Duplex) Finished Floor Area Beds: 3 (2 1 )

City/Town: Calgary Baths: 3.5 (3 1) Abv Saft: 1,088 Year Built: 2016 Low Sqft: 2 Storey, Side by Side Style:

Ttl Sqft: Lot Information 1,088

Lot Sz Ar: 3,013 sqft <u>Parking</u> Lot Shape: 2 Ttl Park:

Garage Sz:

Access: Lot Feat: Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Level, Private

Park Feat: Additional Parking, Alley Access, Off Street, Parking Pad

## **Utilities and Features**

Roof: **Asphalt Shingle** Construction:

Heating: High Efficiency, Forced Air, Natural Gas **Brick, Composite Siding** 

Sewer:

Flooring: Ext Feat: **Private Yard** Carpet, Vinyl Plank Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer

Int Feat: Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Utilities:** 

## **Room Information**

	<u>Level</u>	<u>Dimensions</u>	Room	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`6" x 4`11"	Dining Room	Main	10`4" x 8`10"
Kitchen	Main	15`0" x 13`5"	Living Room	Main	15`0" x 12`0"
3pc Ensuite bath	Upper	6`11" x 8`11"	4pc Ensuite bath	Upper	9`0" x 5`0"
Bedroom	Upper	11`9" x 11`6"	Bedroom - Primary	Upper	13`1" x 11`0"
Walk-In Closet	Upper	5`5" x 8`4"	4pc Bathroom	Lower	5`0" x 7`8"
Bedroom	Lower	9`3" x 8`8"	Game Room	Lower	17`9" x 6`1"
Furnace/Utility Room	Lower	8`10" x 10`4"			
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R2-M			
Legal Desc:	1413493				
			Remarks		
Pub Rmks:	Don't miss your chan total bedrooms & 3.5 loved ones. Want mo but TWO master bed EQUALITY! But wait, down to the main bed professional looking covered. But don't ju	ce to snag this opportunity at TOD baths! Step inside and prepare to re? How about a front lifestyle roo rooms, each with its own ensuite a there's more! This prime location is ach for some sun-kissed relaxation for a trendy pad, an empty nester	AY'S prices and take over an already be wowed by the open-concept main AND a smartly designed rear kitch and walk-in closet big enough to fit also steps away from the Mahogany we lit's like having your own personal was eeking low-maintenance living or a propersonal make this aweome here.	y guaranteed tenant until n floor plan, perfect for ho nen and dining area? That Il your king-sized bed drea tlands where you can imn vacation spot right at you young family craving spa	dy to strike gold with this gem of a property.  2025. Hello, passive income! Fully developed, 3 osting epic gatherings or cozy nights in with s right, we've got it all. Upstairs boasts not one ams (and extra furniture too). Talk about nerse yourself in nature or take a leisurely stroll r doorstep. So whether you're a young ce and convenience - this home has got you re continuing to climb so now is the time to

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