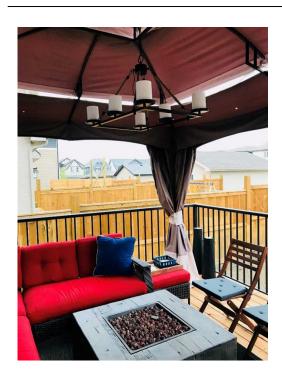


198 MASTERS Avenue, Calgary T3M2B7

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

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

Date:



General Information DOM Residential 198 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

Room 2pc Bathroom Kitchen 3pc Ensuite bath Bedroom Walk-In Closet Bedroom	<u>Level</u> Main Main Upper Upper Upper Lower	Dimensions 5`6" x 4`11" 15`0" x 13`5" 6`11" x 8`11" 11`9" x 11`6" 5`5" x 8`4" 9`3" x 8`8"	Room Dining Room Living Room 4pc Ensuite bath Bedroom - Primary 4pc Bathroom Game Room	<u>Level</u> Main Main Upper Upper Lower	Dimensions 10`4" x 8`10" 15`0" x 12`0" 9`0" x 5`0" 13`1" x 11`0" 5`0" x 7`8" 17`9" x 6`1"
Furnace/Utility Room	Lower	8`10" x 10`4"	Gaine Room	Lower	17 9 X 0 1
Legal/Tax/Financial					
Title: Fee Simple Legal Desc:	1413493	Zoning: R2-M			
Legal Desc.	1413493		Remarks		
Pub Rmks:	YOOHOO!! Attention all real estate enthusiasts! Are you tired of searching for the needle in a haystack? Well, get ready to strike gold with this gem of a property. Don't miss your chance to snag this opportunity at TODAY'S prices and take over an already guaranteed tenant until 2025. Hello, passive income! Fully developed, 3 total bedrooms & 3.5 baths! Step inside and prepare to be wowed by the open-concept main floor plan, perfect for hosting epic gatherings or cozy nights in with loved ones. Want more? How about a front lifestyle room AND a smartly designed rear kitchen and dining area? That's right, we've got it all. Upstairs boasts not one but TWO master bedrooms, each with its own ensuite and walk-in closet big enough to fit all your king-sized bed dreams (and extra furniture too). Talk about EQUALITY! But wait, there's more! This prime location is steps away from the Mahogany wetlands where you can immerse yourself in nature or take a leisurely stroll down to the main beach for some sun-kissed relaxation. It's like having your own personal vacation spot right at your doorstep. So whether you're a young professional looking for a trendy pad, an empty nester seeking low-maintenance living or a young family craving space and convenience - this home has got you covered. But don't just take our word for it, come see for yourself and make this aweome home yours today! Prices are continuing to climb so now is the time to take this opportunity into consideration! Let's go see it!				
Inclusions: Property Listed By:	N/A REAL BROKER	-			

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

















