



THE
A-TEAM

**RE/MAX
FIRST**

198 MASTERS Avenue, Calgary T3M2B7

MLS® #: **A2091364**

Area: **Mahogany**

Listing Date: **11/03/23**

List Price: **\$585,000**

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:

1,088

Year Built:

2016

Low Sqft:

Ttl Sqft:

1,088

Lot Information

Lot Sz Ar:

3,013 sqft

Lot Shape:

DOM

198

Layout

Beds:

3 (2 1)

Baths:

3.5 (3 1)

Style:

2 Storey, Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Level, Private
Additional Parking, Alley Access, Off Street, Parking Pad**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

High Efficiency, Forced Air, Natural Gas

Sewer:

Ext Feat:

Private Yard

Construction:

Brick, Composite Siding

Flooring:

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	Level	Dimensions	Room	Level	Dimensions
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: **Fee Simple**
 Legal Desc: **1413493**

Zoning: **R2-M**

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: **N/A**
 Property Listed By: **REAL BROKER**

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







