



THE
A-TEAM

**RE/MAX
FIRST**

1638 15 Avenue, Calgary T3C 0Y2

MLS®#: **A2105105**

Area: **Sunalta**

Listing Date: **02/01/24**

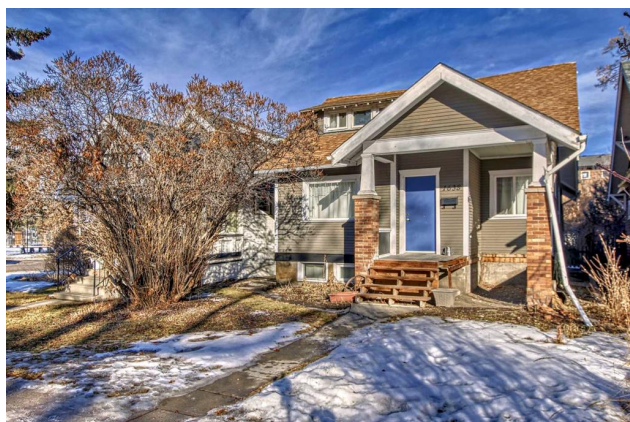
List Price: **\$759,000**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 17-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1921**

Lot Information

Lot Sz Ar: **4,068 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Triangular Lot,City Lot,Front Yard,Lawn,Greenbelt,Landscaped,Level,Private**
Park Feat: **Off Street,Parking Pad**

DOM

356
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz:

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**

Sewer:
Ext Feat: **Playground,Private Entrance,Private Yard,Tennis Court(s)**

Construction: **Wood Siding**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`4" x 3`8"	Living Room	Main	13`1" x 11`6"
Kitchen	Main	12`10" x 11`4"	Bedroom - Primary	Main	12`7" x 11`4"
Bedroom	Main	8`10" x 11`9"	4pc Bathroom	Main	0`0" x 0`0"
Sunroom/Solarium	Main	8`0" x 6`2"	Bedroom	Second	11`6" x 11`2"
3pc Bathroom	Second	7`11" x 5`5"	Bedroom	Second	11`7" x 12`0"
Walk-In Closet	Second	5`0" x 3`1"	4pc Bathroom	Basement	6`3" x 7`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG d111

5380V

Remarks

Pub Rmks: **PRICE REDUCTION !! This beautiful home is located in the desirable neighborhood of Sunalta, offering convenient access to downtown amenities and river pathways. The community boasts shared gardens, the Calgary Tennis Club, and Royal Sunalta Park with a playground just steps away, making it ideal for outdoor enthusiasts. The kitchen features granite countertops, a large island with a built-in stove, and an open-concept floor plan perfect for entertaining. With bathrooms on all three floors, three bedrooms (with potential for more), main floor laundry, a separate entrance to the basement for investment purposes, and a fully fenced backyard, this home has it all. Additionally, it offers quick access to the light rail and an easy route out of town for mountain adventures. Don't miss out on this fantastic opportunity - book your viewing today!**

Inclusions: **Appliances in the lower-level suite include a stove, fridge, dishwasher, washer dryer**
Property Listed By: **Century 21 Masters**

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







