



THE
A-TEAM

**RE/MAX
FIRST**

1638 15 Avenue, Calgary T3C 0Y2

MLS®#: **A2105105**

Area: **Sunalta**

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

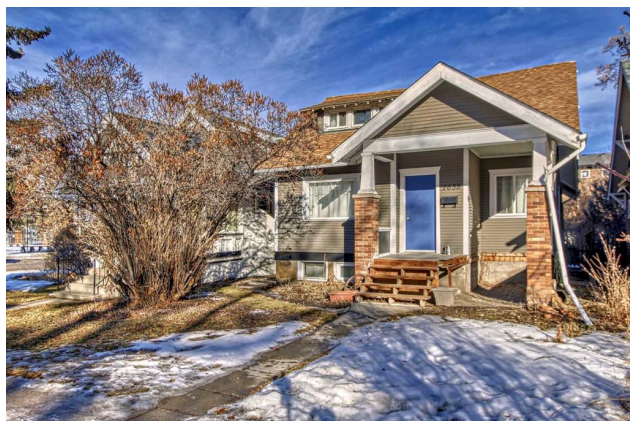
List Price: **\$799,000**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Finished Floor Area

Abv Sqft: **1,430**
Low Sqft:
Ttl Sqft: **1,430**

DOM

108
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz:

Access:

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

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

Room	Level	Dimensions
Living Room	Main	13`1" x 11`6"
Bedroom - Primary	Main	12`7" x 11`4"
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Second	11`6" x 11`2"
Bedroom	Second	11`7" x 12`0"
4pc Bathroom	Basement	6`3" x 7`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG d111

5380V

Remarks

Pub Rmks:

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:
Property Listed By:

**Appliances in the lower-level suite include a stove, fridge, dishwasher, washer dryer
Century 21 PowerRealty.ca**

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





