



THE
A-TEAM

**RE/MAX
FIRST**

10 NEW Place, Calgary T2G 3Y2

MLS®#: **A2105571**

Area: **Inglewood**

Listing Date: **02/03/24**

List Price: **\$2,299,000**

Status: **Active**

County: **Calgary**

Change: **-\$101k, 22-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1910**

Finished Floor Area

Abv Sqft: **847**

Low Sqft:

Ttl Sqft: **847**

Lot Information

Lot Sz Ar: **15,790 sqft**

Lot Shape:

DOM

322

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Environmental Reserve,Lake,Garden,Landscaped,Many Trees**

Park Feat: **Double Garage Detached,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Playground**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Oven,Microwave,Refrigerator,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	9`5" x 8`5"
Living Room	Main	21`8" x 9`6"
3pc Bathroom	Main	
Dining Room	Main	11`1" x 9`6"
Game Room	Basement	21`10" x 8`4"
3pc Bathroom	Basement	

Room	Level	Dimensions
Bedroom - Primary	Main	9`0" x 8`5"
Breakfast Nook	Main	7`3" x 6`6"
Kitchen	Main	6`2" x 8`8"
Porch - Enclosed	Main	12`3" x 5`5"
Office	Basement	11`8" x 10`2"
Sauna	Basement	4`10" x 4`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0210336

Zoning:
S-FUD

Remarks

Pub Rmks: **Dreams do come true. A once in a lifetime opportunity to own this historic home located in the charming community of Inglewood. Home is surrounded by mature trees, plants and backs unto the Bow River with 200 ft of mineral rights belonging to owner. It is in close proximity to the Calgary zoo, Inglewood River Promenade Park, Inglewood Aquatic Centre, shopping, restaurants, playgrounds, trails, bicycle friendly roads and much more. The character home shows pride of ownership. Condition is 10/10. The front porch is the perfect for your morning coffee overlooking the Bow River and garden. There are two good size bedrooms, living room and kitchen on the main floor. Home is illuminated with tons of natural light with views of the river from every corner. Lower level features a recreation room, 3 pc bathroom and office/flex room. Outback is your own private oasis. Trees, fire pit, water, views all create an intimate environment to recharge. This beauty awaits you. Please contact your favourite realtor to schedule a private viewing.**

Inclusions: **N/A**
Property Listed By: **Melcom Realty LTD.**

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