



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**802 9 Street, Calgary T2G 3A9**

MLS® #: **A2110768**

Area: **Inglewood**

Listing Date: **02/27/24**

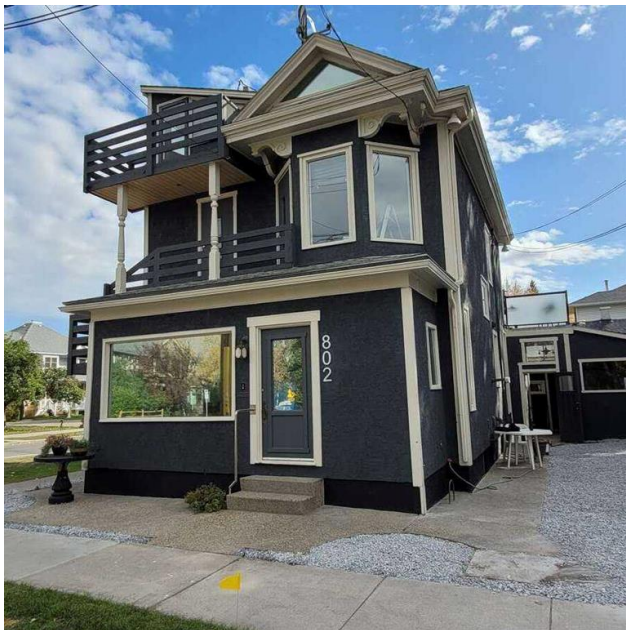
List Price: **\$990,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1907**  
Lot Information  
Lot Sz Ar: **2,689 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,891**  
Low Sqft:  
Ttl Sqft: **1,891**

DOM

**82**  
Layout  
Beds: **4 (3 1 )**  
Baths: **4.0 (4 0)**  
Style: **3 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Corner Lot,Few Trees,Low Maintenance Landscape,Landscaped,Street Lighting,Yard Drainage  
Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Electric,Mid Efficiency,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Covered Courtyard,Gas Grill,Lighting,Private Entrance,Rain Gutters**

Construction: **Stucco,Wood Frame**  
Flooring: **Concrete,Hardwood,Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
**Dryer,Gas Stove,Gas Water Heater,Microwave,Range Hood,Refrigerator,Satellite TV Dish,Stove(s),Washer,Washer/Dryer,Window Coverings  
Ceiling Fan(s),Central Vacuum,Crown Molding,High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Separate Entrance,Skylight(s),Soaking  
Tub,Storage,Track Lighting,Vaulted Ceiling(s)**

Kitchen Appl:

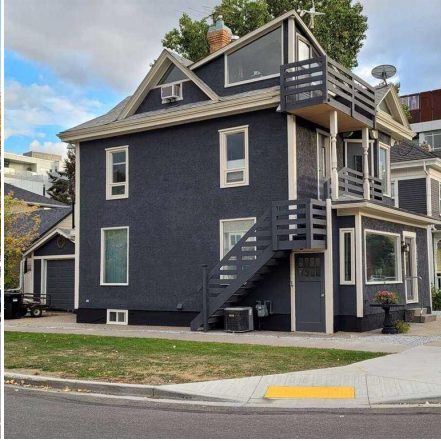
Int Feat:

Utilities:

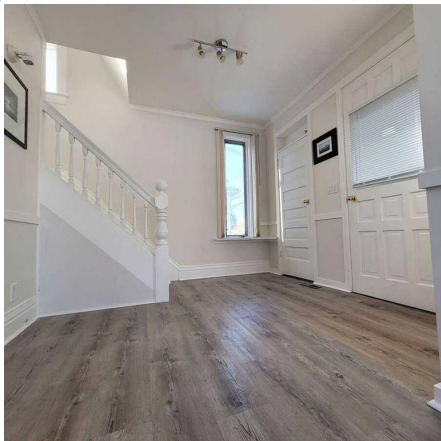
Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`9" x 10`3"	Living Room	Main	13`11" x 10`11"
Dining Room	Main	13`4" x 11`5"	Bedroom	Second	13`3" x 10`5"
Bedroom	Second	10`5" x 8`5"	Bedroom	Third	16`6" x 13`11"
Office	Second	10`5" x 7`7"	Laundry	Main	8`11" x 7`5"
Living Room	Second	11`5" x 10`4"	Living Room	Third	5`9" x 5`8"
Office	Third	7`2" x 5`11"	Laundry	Basement	18`11" x 15`8"
Living Room	Suite	11`4" x 9`5"	Kitchen	Suite	8`2" x 7`10"
Bedroom	Suite	9`8" x 8`4"	3pc Bathroom	Basement	0`0" x 0`0"
3pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
4pc Bathroom	Third	0`0" x 0`0"			
Legal/Tax/Financial					
Title: Zoning:					
Fee Simple		R-C2			
Legal Desc:		Remarks			
Pub Rmks:		<p>For more information, please click on Brochure button below. Luxury Inglewood Living with Breathtaking Scenic Views and Endless Amenities. Experience the ultimate in luxury living with this stunning 3-bedroom, 4-bathroom single-family house located in a safe and pedestrian-friendly neighbourhood. The home spans across 3 floors and boasts breathtaking scenic views of the city skyline and landscape, providing an idyllic escape from the hustle and bustle of everyday life. As you step inside, you'll be greeted by the bright and spacious living room, complete with large windows, high ceilings, and stunning skyline views. The kitchen is equipped with wooden cabinetry and multiple sinks, perfect for whipping up delicious meals. The bedrooms feature wooden flooring and closets, ensuring ample storage space. The primary bedroom also features a separate entrance with a stunning view from the 2nd-floor terrace. The bathrooms boast built-in shelving for added convenience. Step outside and enjoy the private patio and maintenance-free landscaping for a relaxing outdoor experience. The exterior of the house is freshly painted, adding to the curb appeal of the property. This home offers several bonus rooms, including a home office, sun-room, separated family room, laundry room, basement, and legal secondary suite, making it the perfect place to live, work, and entertain. Enjoy the convenience of several amenities, such as schools, healthcare centres, parks, and supermarkets, all within a 15-minute drive. In conclusion, this stunning, move-in ready house is perfect for anyone seeking luxury living, scenic views, and a plethora of amenities. Don't miss out on this opportunity to make this house your dream home. (Some photos are virtually staged).</p>			
Inclusions:		n/a			
Property Listed By:		Easy List Realty			

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



2nd FLOOR PLAN PERSPECTIVE



BASEMENT FLOOR PLAN PERSPECTIVE

