



THE
A-TEAM

**RE/MAX
FIRST**

16 HONG KONG Road, Calgary T3E 7T9

MLS® #: **A2120699**

Area: **Currie Barracks**

Listing Date: **04/06/24**

List Price: **\$1,488,000**

Status: **Active**

County: **Calgary**

Change: **-\$12k, 25-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**
Lot Information
Lot Sz Ar: **3,939 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,592**
Low Sqft:
Ttl Sqft: **2,592**

DOM

42
Layout
Beds: **6 (4 2)**
Baths: **4.5 (4 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Reverse Pie Shaped Lot,Landscaped**
Park Feat: **Double Garage Attached,Permit Required,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Marble,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	17`7" x 10`1"	Breakfast Nook	Main	15`2" x 9`2"
Den	Main	9`1" x 9`11"	2pc Bathroom	Main	
Living Room	Main	15`11" x 15`0"	Bedroom	Second	12`2" x 10`8"
Bedroom	Second	13`6" x 9`11"	Bedroom	Second	13`10" x 9`2"
Laundry	Second		Bonus Room	Second	12`2" x 15`0"

Bedroom - Primary	Third	17`5" x 11`7"	5pc Ensuite bath	Third	
5pc Bathroom	Second		4pc Bathroom	Basement	
Bedroom	Basement	11`8" x 13`3"	Family Room	Basement	25`3" x 15`2"
Bedroom	Suite	11`2" x 9`0"	4pc Bathroom	Suite	
Kitchen	Suite	8`11" x 11`7"	Living Room	Suite	11`5" x 17`4"
Legal/Tax/Financial					

Title:	Zoning:		
Fee Simple	DC (pre 1P2007)		
Legal Desc:	1010457		Remarks

Pub Rmks:	<p>Over 3400sf of developed space! Situated on reverse pie lot with a larger than average side/rear yard and with 5 bedrooms, this home is perfect for a growing family. Main floor offers living room, and private den/office. The kitchen is situated at the rear of the house and opens out onto the fully landscaped yard. The breakfast nook easily fits a table for 8. Stunning white kitchen features quartz counter tops, and chef's quality stainless steel appliance package includes gas stove, refrigerator, drawer microwave, dishwasher and wine fridge. The second floor is dedicated to the children with 3 bedrooms, 5 piece bathroom and bonus/family room. The primary bedroom is located on the top floor and features a 5 piece ensuite and walk-in closet. Basement is fully finished with large rec/family room, 5th bedroom, 4 piece bathroom and utility room (furnace replaced in 2016). Even with a double garage with the 1 bedroom legal carriage suite, there is plenty of room in the yard for play and entertaining. The master planned community of Currie Barracks, winner of the North American "Congress for New Urbanisms Charter Award for Neighborhood, District and Corridor". Rich in history, this community offers fast access to 3 major hospitals (RVGH, FHH and ACH), downtown (7 minutes) and 5 private schools. Easy walk to MRU and quick drive to U of C.</p>
Inclusions:	central vac- includes one hose and powerhead, TV mounts, cushions for window benches, all appliances in suite (fridge, stove, dishwasher, washer, dryer)
Property Listed By:	RE/MAX Complete Realty

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









