



THE
A-TEAM

**RE/MAX
FIRST**

2715 CANMORE Road, Calgary T2M4J6

MLS® #: **A2120851**

Area: **Banff Trail**

Listing Date: **04/08/24**

List Price: **\$699,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

1962

Lot Information

Lot Sz Ar:

3,089 sqft

Lot Shape:

7.9x36.6

Access:

Lot Feat:

Park Feat:

**Back Lane,Environmental Reserve,Rectangular Lot
Single Garage Detached**

Finished Floor Area

Abv Sqft:

1,011

Low Sqft:

Ttl Sqft:

1,011

DOM

41

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

Back Split,Bungalow

Parking

Ttl Park:

1

Garage Sz:

1

Utilities and Features

Roof:

Flat Torch Membrane

Heating:

Central,Fireplace(s),Natural Gas,Wood

Sewer:

Ext Feat:

None

Construction:

Stucco,Wood Siding

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Beamed Ceilings,Ceiling Fan(s),Laminate Counters

Utilities:

Room Information

Room

Kitchen

Dining Room

Bedroom - Primary

Bedroom

4pc Bathroom

Level

Main

Main

Main

Lower

Lower

Dimensions

11`2" x 7`10"

13`1" x 9`10"

13`1" x 8`10"

13`1" x 8`10"

0`0" x 0`0"

Room

4pc Bathroom

Bedroom - Primary

Game Room

Bedroom

Level

Main

Lower

Lower

Main

Dimensions

0`0" x 0`0"

13`1" x 8`10"

19`8" x 13`1"

13`1" x 8`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

907GS

Remarks

Pub Rmks: **Fantastic Location overlooking Confederation Park with Nose Hill Conservation Area in the background. Titled Half Duplex with 2 Bedrooms up and 2 Bedrooms down. The Open Beam vaulted ceiling make the space look large. The newer finished basement has a large Rec Room, 2 Bedrooms, as well as a 4piece Bath and the Laundry Area. Close to University of Calgary, Elementary and Junior/High Schools, and Shopping. Easy access to John Laurie and a short commute to downtown.. This Duplex also has a double garage in the rear with a firewall between stalls, giving each side of the duplex a secure, private parking area. (this is registered against the property Title and built to code). There is a corner wood-burning Fireplace in the Living Room. This unit has been a rental for many years and always occupied. The Roof was redone several years ago with Torch Down Roofing and is in good repair. (the garage roof only has a couple of years left in it). Soffits and Fascia have been updated as well. This is a great property to call home or as an investment.**

Inclusions:
Property Listed By: **N/A
Real Estate Professionals Inc.**

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











