



THE
A-TEAM

**RE/MAX
FIRST**

2985 100 Street, Calgary T2P 2G7

MLS® #: **A2121848**

Area: **NONE**

Listing Date: **04/11/24**

List Price: **\$2,399,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Calgary

Year Built:

1990

Lot Information

Lot Sz Ar:

180,774 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,187

Low Sqft:

Ttl Sqft:

2,187

DOM

37

Layout

Beds:

6 (2 4)

Baths:

3.5 (3 1)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

0

Garage Sz:

4

Access:

Lot Feat:

Park Feat:

Back Yard,Farm,Fruit Trees/Shrub(s),Front Yard,Many Trees

Double Garage Attached,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Standard**

Sewer:

Ext Feat: **Balcony,Courtyard,Private Entrance,Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Laminate,Linoleum,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Cooktop,Garage Control(s),Oven-Built-In,Refrigerator

Int Feat:

Jetted Tub,Kitchen Island,Laminate Counters,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`9" x 5`5"
5pc Ensuite bath	Main	14`6" x 8`1"
Breakfast Nook	Main	13`8" x 8`0"
Family Room	Main	26`11" x 22`2"
Kitchen	Main	15`1" x 12`0"
Living Room	Main	13`6" x 16`2"
Bedroom - Primary	Main	19`8" x 15`1"
4pc Bathroom	Basement	7`10" x 7`7"
Bedroom	Basement	13`11" x 11`3"
Bedroom	Basement	13`5" x 11`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`9" x 7`8"
Bedroom	Main	11`6" x 10`11"
Dining Room	Main	12`1" x 12`5"
Foyer	Main	5`1" x 13`8"
Laundry	Main	5`1" x 8`8"
Mud Room	Lower	10`2" x 9`5"
Walk-In Closet	Main	6`10" x 8`1"
Bedroom	Basement	16`8" x 10`7"
Bedroom	Basement	13`5" x 11`2"
Family Room	Basement	12`4" x 33`1"

Kitchen Storage	Basement Basement	11`9" x 8`5" 9`1" x 15`2"	Game Room Furnace/Utility Room	Basement Basement	14`10" x 28`1" 9`2" x 17`7"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: S-FUD			
Legal Desc:		0213389			
Remarks					
Pub Rmks:		This property listing showcases a spacious walkout bungalow situated on a 4.15-acre lot within the City of Calgary, positioned south of 17th Ave SE. Boasting a generous 2,143 sq. ft. footprint, the home, constructed in 1990, has undergone significant upgrades. Maintained as a non-smoking residence, it offers accessibility features catering to limited mobility. The fully finished basement includes a convenient kitchenette, while the property benefits from two separate furnaces and air conditioning for climate control. A double attached garage provides ample parking space, complemented by a security alarm system ensuring peace of mind. Additionally, the property features a detached shop/garage spanning 1232 sq. ft. and a separate wooden shed for storage spanning 224 sq. ft. Zoned as S-FUD, it presents opportunities for home-based businesses or RV storage. Recent maintenance includes replacement of house and garage shingles and siding. Rainwater tanks facilitate irrigation, while the paved driveway and lush tree cover enhance the property's appeal. Situated close to the new Wal-Mart and Costco shopping center, Close to major retail centers and with showings available by appointment, it presents a rare opportunity for discerning buyers seeking comfort, functionality, and opportunity in one of Calgary's prime locations.			
Inclusions:		N/A			
Property Listed By:		URBAN-REALTY.ca			

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









