

2 TIPTON Place, Calgary T2K3L5

MLS® #: **A2122936** Area: **Thornccliffe** Listing Date: **04/19/24** List Price: **\$849,999**
 Status: **Active** County: **Calgary** Change: **-\$30k, 28-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1956**
 Lot Information
 Lot Sz Ar: **5,855 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,415**
 Low Sqft:
 Ttl Sqft: **1,415**

DOM

31
 Layout
 Beds: **4 (2 2)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow**

Parking

Ttl Park: **5**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane, Back Yard, Corner Lot, Front Yard**
 Park Feat: **Concrete Driveway, Off Street, Parking Pad, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Garden, Private Entrance, Private Yard**

Construction: **Mixed, Other, Wood Siding**
 Flooring: **Carpet, Ceramic Tile, Concrete, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Wood**
 Kitchen Appl: **Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Other, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Skylight(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|----------|-----------------|----------------------|----------|-----------------|
| Kitchen | Main | 15`8" x 10`5" | Dining Room | Main | 10`5" x 9`5" |
| Living Room | Main | 23`2" x 12`9" | Family Room | Basement | 22`11" x 12`8" |
| Game Room | Basement | 24`11" x 8`8" | Furnace/Utility Room | Basement | 12`11" x 10`11" |
| Bedroom - Primary | Main | 18`11" x 12`11" | Bedroom | Main | 12`1" x 8`1" |
| Bedroom | Basement | 10`3" x 8`11" | Bedroom | Basement | 10`3" x 8`9" |
| 5pc Ensuite bath | Main | 11`2" x 5`11" | 3pc Ensuite bath | Main | 7`7" x 6`3" |
| 2pc Bathroom | Main | 4`10" x 3`10" | 3pc Bathroom | Basement | 12`8" x 5`8" |

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

9395HA

Remarks

Pub Rmks:

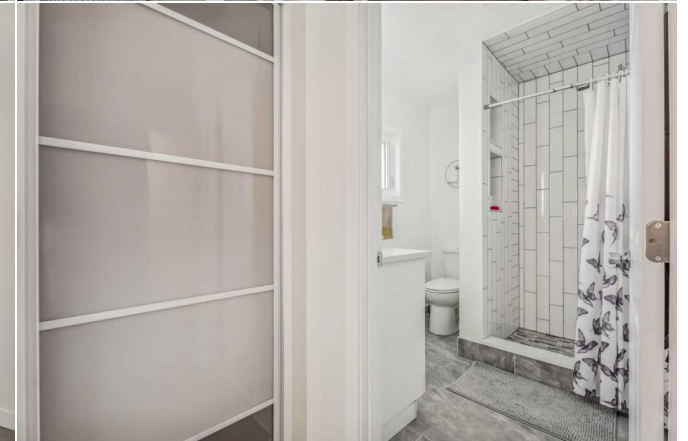
Welcome to the beautiful neighborhood of Thorncliffe! Step into this completely renovated home offering over 1400 sqft of living space. The main level features a master bedroom with a walk-in closet, 5 pc bath, second bedroom ensuite 3pc bath, and powder room for guests, every detail has been meticulously crafted. Downstairs, discover additional living space with two bedrooms, a 3pc bath, space for a kitchen, and a separate entrance, ideal for an illegal suite. Updates include, new furnace, new windows, new electrical panel, new hot water tank, new fencing, large concrete driveway, new decks; all this in addition to a completely renovated interior and exterior. Enjoy easy access to transit and amenities, with schools, grocery stores, and recreation centers nearby. With a 4-car driveway and a single attached garage, convenience is key. Plus, relax in the beautifully landscaped yard, fenced off for privacy and security, and entertain on both the front and backyard decks. Don't miss out - schedule your viewing today!

Inclusions:
Property Listed By:

**Drawers in master bedroom closet, White garbage can kitchen
Century 21 Bravo Realty**

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







CENTURY 21
Bravo Realty

2 TIPTON PL NW - 04.17.2024
MAIN
RMS AREA
BASEMENT
TOTAL

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1,415.12 SQ FT / 131.46 M2
1,415.12 SQ FT / 131.46 M2
1,141.84 SQ FT / 106.08 M2
2,556.96 SQ FT / 237.54 M2



BASEMENT



MAIN

SONA **VISUAL**
REAL ESTATE MARKETING

MEASUREMENTS ARE REQUIRED AND ARE BASED ON LOCAL GUIDELINES.
THIS FOOTPRINT DIAGRAM IS BASED ON THE MEASUREMENTS TAKEN AND
PROVIDED BY THE SELLER. IT IS INTENDED TO BE USED ONLY BY THE PURCHASER OF THE TRANSACTION.

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