

**2431 SANDHURST Avenue, Calgary T3C 2M5**

MLS® #: **A2123877** Area: **Scarboro/Sunalta West** Listing Date: **04/19/24** List Price: **\$875,000**  
 Status: **Pending** County: **Calgary** Change: **-\$24k, 14-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1971**  
Lot Information  
 Lot Sz Ar: **7,534 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,258**  
 Low Sqft:  
 Ttl Sqft: **1,258**

DOM

**31**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **3**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Lawn**  
 Park Feat: **Front Drive,Single Garage Attached**  
 Utilities and Features

Roof: **Cedar Shake**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Wood Frame**  
 Flooring: **Carpet,Hardwood,See Remarks,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Electric Stove,Freezer,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **No Smoking Home**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	3`7" x 5`6"
Breakfast Nook	Main	9`4" x 7`6"
Living Room	Main	17`3" x 12`0"
Bedroom	Main	11`3" x 9`1"
5pc Bathroom	Main	10`5" x 7`0"
Office	Basement	12`7" x 10`9"
Kitchen With Eating Area	Basement	12`9" x 12`0"
4pc Bathroom	Basement	7`4" x 6`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`6" x 9`6"
Dining Room	Main	11`0" x 10`0"
Bedroom - Primary	Main	12`10" x 11`6"
Bedroom	Main	10`0" x 9`1"
Bedroom	Basement	10`0" x 8`0"
Family Room	Basement	23`3" x 15`10"
Laundry	Basement	13`0" x 7`3"

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**  
Legal Desc:

**4165GO**

**R-C1**

Remarks

Pub Rmks: **Seller is open to back up offers. OPEN HOUSE SATURDAY May 18 12PM-3. Welcome to your urban retreat nestled in the heart of Scarboro/Sunalta West. Less than 10 minutes from Downtown, this charming bungalow boasts convenience, comfort, and character, offering a lifestyle that seamlessly blends city living with tranquility. This is a PRIME location with easy access to downtown close to the LRT station, and a block from the bike path for effortless commuting. Close proximity to Shaganappi Golf Course, the Bow River, dog parks, scenic pathways and more! This sprawling 7500+ sqft corner lot offers ample space and privacy, perfect for your whole family or even future development opportunities. Enjoy your cozy front patio ideal for evening coffee sessions or friendly chats with neighbors. Relax and unwind in the large private backyard, perfect for hosting summer BBQ gatherings. The charming water fountain adds a serene ambiance for outdoor entertaining. Original hardwood flooring welcomes you into this well-built and well maintained home. Three bedrooms on the main level offer comfortable accommodation for the whole family. Plus you could have a built in mortgage helper with this finished 1 bedroom, 1 office basement complete with a full kitchen, 4pce bath and a spacious family room with a fireplace. The convenient side entrance is ideal for basement tenants. This is truly a great space with ample potential to personalize and make it your own, creating your perfect living space for your family. Schedule your viewing today and start envisioning your new lifestyle in this cozy retreat!**

Inclusions: **None**  
Property Listed By: **CIR Realty**

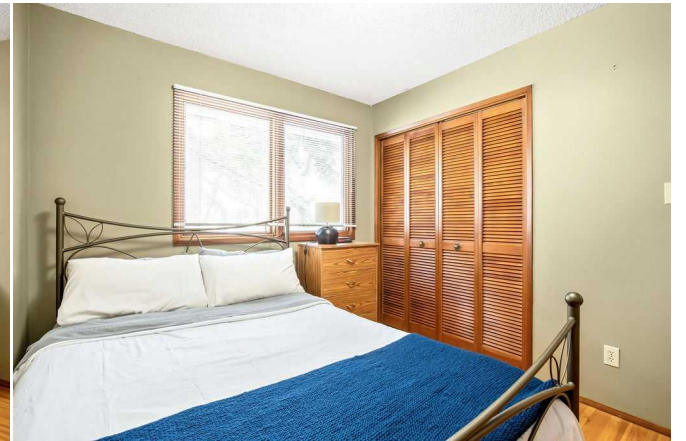
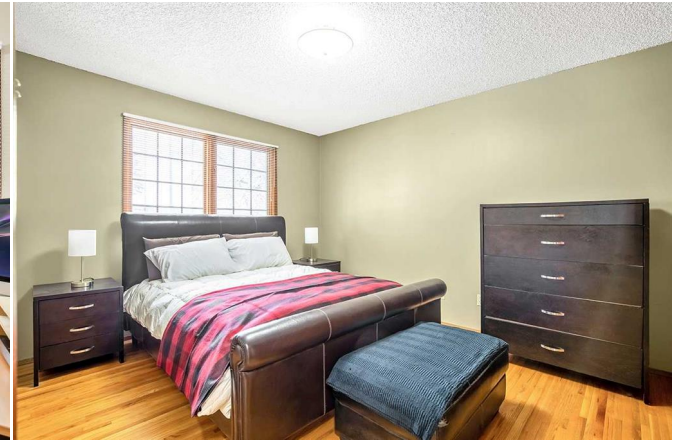
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



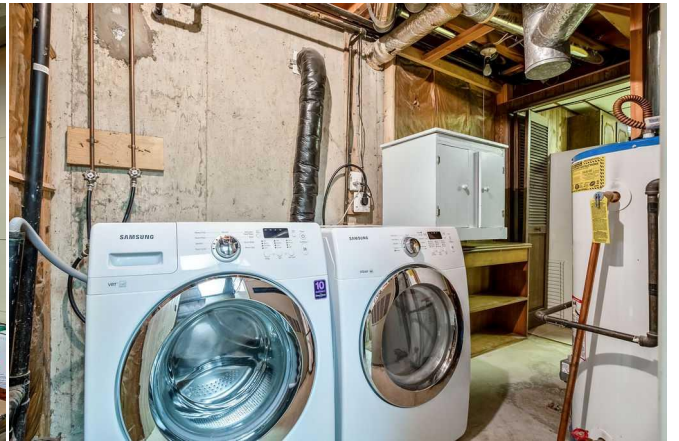












GROSS AERA 2431 Sandhurst Avenue SW - Calgary  
MAIN LEVEL: 1258.67 SqFt, BASEMENT: 1248 SqFt  
TOTAL: 1258.67 SqFt



