



THE
A-TEAM

**RE/MAX
FIRST**

116 LINCOLN Manor, Calgary T3E 7E3

MLS® #: **A2124026**

Area: **Lincoln Park**

Listing Date: **04/19/24**

List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,124

Year Built:

1989

Low Sqft:

Ttl Sqft:

1,124

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

30

Layout

Beds:

2 (1 1)

Baths:

2.5 (2 1)

Style:

Bungalow, Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Corner Lot

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Electric, Fireplace(s)**

Sewer:

Ext Feat: **Lighting**

Construction:

Vinyl Siding

Flooring:

Carpet, Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator

Int Feat:

Built-in Features, Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`8" x 12`10"
Bedroom - Primary	Main	16`3" x 10`3"
Kitchen	Main	13`6" x 15`2"
2pc Bathroom	Main	6`9" x 5`2"
Game Room	Lower	21`5" x 14`5"
4pc Bathroom	Lower	8`4" x 6`0"
Entrance	Main	4`6" x 6`2"

Room	Level	Dimensions
Dining Room	Main	14`2" x 8`6"
Walk-In Closet	Main	10`7" x 8`8"
4pc Ensuite bath	Main	11`6" x 5`9"
Hobby Room	Lower	19`7" x 18`9"
Bedroom	Lower	10`0" x 15`0"
Laundry	Main	6`9" x 2`10"
Pantry	Main	3`3" x 2`0"

Condo Fee:
\$468

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **8912000**

Remarks

Pub Rmks: **WELCOME HOME to this 55+ Complex and Renovated Beautiful End Unit with Large Windows on the Main Floor in an Amazing Inner City Complex! This 1 Bedroom Up and 1 Bedroom Down with 2.5 Bathrooms is Awaiting You! Welcome your Guests into Your Bright Open Floor Plan, Living Room with Electric Fireplace, Large Dining Room, and New Kitchen with New Cabinets plenty of drawers and additional pantry, Quartz Countertops, Stainless Steel Appliances which Include Fridge with Water & Ice, Stove, Over the Range Microwave, Built-in Dishwasher and Bar Fridge. You will love your Primary Bedroom comes complete with a Luxurious Ensuite with Double Sinks, Custom Shower and a HUGE Walk-in Closet. The Guest 1/2 Bath is also home to the Stacked Washer and Dryer. The Lower Floor Features a 2nd Bedroom, 4 pc bath, Rec Room, Family Room with a 2nd Fireplace and a Completely Finished Hobby Room/Storage Room You will love your Attached Garage. New Furnace and New HWT plus Roof (2021). If you Love Natural Light this is the only HOME for you and this is where Neighbors know you by Name! YOU ARE GOING TO LOVE YOUR NEW HOME!!! Welcome Home!**

Inclusions: **None**
Property Listed By: **RE/MAX First**

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











