



THE
A-TEAM

**RE/MAX
FIRST**

24 CARMEL Place, Calgary T1Y 6Y4

MLS® #: **A2125603**

Area: **Monterey Park**

Listing Date: **04/26/24**

List Price: **\$674,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1994**
Lot Information
Lot Sz Ar: **6,469 sqft**
Lot Shape: **6469**

Finished Floor Area

Abv Sqft: **1,425**
Low Sqft:
Ttl Sqft: **1,425**

DOM

23
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Few Trees,Landscaped,Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air**
Sewer:
Ext Feat: **Private Entrance,Storage**

Construction: **Vinyl Siding**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Central Air Conditioner,Dishwasher,Dryer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	18`0" x 12`0"
Bedroom	Main	12`0" x 8`11"
Living Room	Main	13`3" x 12`2"
Laundry	Main	8`5" x 5`4"
5pc Ensuite bath	Main	

Room	Level	Dimensions
Bedroom	Basement	14`9" x 12`0"
Bedroom	Basement	12`6" x 7`1"
Family Room	Basement	19`5" x 12`9"
4pc Bathroom	Main	
4pc Bathroom	Basement	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9311693

Zoning:
R-C1

Remarks

Pub Rmks: **great location Public Remarks: Centrally Air conditioned Bi-Level House in a quiet Cal-DE-Sac. Living, Dining, Kitchen, Master Bedroom with 5Pc En-suite Bathroom, Walk-in Closet, 2nd Bedroom & Laundry on the Main Level. Lower level has huge Family Room, 2 Bed Rooms and 4Pc Bathroom with Large Windows & Security Bars on the back of the House. This spacious House is a "Must see" specially for large Joint families.**

Inclusions: **none**

Property Listed By: **eXp Realty**

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









