



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3603 KILDARE Crescent, Calgary T3E 4S4**

MLS®#: **A2127654** Area: **Killarney/Glengarry** Listing Date: **08/12/24** List Price: **\$1,195,000**  
Status: **Active** County: **Calgary** Change: **-\$5k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary** Finished Floor Area  
Year Built: **1953** Abv Sqft: **1,712**  
Low Sqft:  
Lot Sz Ar: **8,708 sqft** Ttl Sqft: **1,712**  
Lot Shape:

DOM

**100**  
Layout  
Beds: **3 (3 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Street Lighting,Pie Shaped Lot,Sloped Down**  
Park Feat: **Double Garage Detached,Garage Faces Rear,Secured,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Private Entrance,Private Yard,Rain Gutters**

Construction: **Stucco,Wood Frame,Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Granite Counters,Recessed Lighting,Separate Entrance,Skylight(s),Vaulted Ceiling(s),Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`11" x 6`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 10`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 11`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`10" x 15`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 13`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`9" x 15`8"</b>
<b>Mud Room</b>	<b>Main</b>	<b>11`8" x 13`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 11`5"</b>
<b>Family Room</b>	<b>Lower</b>	<b>11`9" x 15`6"</b>	<b>Game Room</b>	<b>Basement</b>	<b>34`5" x 30`5"</b>

Legal/Tax/Financial

Title: Zoning:

















