



THE
A-TEAM

**RE/MAX
FIRST**

2412 31 Street, Calgary T3E2N5

MLS® #: **A2131183**

Area: **Killarney/Glengarry**

Listing Date: **06/24/24**

List Price: **\$895,000**

Status: **Active**

County: **Calgary**

Change: **-\$55k, 27-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,196**
Low Sqft:
Ttl Sqft: **1,196**

DOM

6
Layout
Beds: **6 (3 3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot,Treed**
Park Feat: **Triple Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Gas Range,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	13`11" x 14`7"	Dining Room	Main	11`3" x 13`9"
Bedroom	Main	9`5" x 10`2"	Bedroom - Primary	Main	9`5" x 9`5"
Living Room	Main	13`3" x 17`8"	Kitchen	Main	14`11" x 13`3"
Bedroom	Main	9`2" x 9`9"	4pc Bathroom	Main	5`8" x 4`10"
Bedroom	Lower	10`5" x 9`0"	Storage	Lower	3`3" x 5`6"

Kitchen With Eating Area	Lower	12`5" x 12`7"	Bedroom	Lower	8`10" x 8`2"
Furnace/Utility Room	Lower	7`11" x 8`10"	Bedroom	Lower	10`5" x 8`8"
Family Room	Lower	15`1" x 11`0"	4pc Bathroom	Lower	6`10" x 7`8"
Laundry	Lower	6`11" x 9`3"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1855W**

Zoning:
R-C2

Remarks

Pub Rmks: **Fantastic location on two lots (25 and 26) a 50 x 120 foot lot in Killarney , its a great rental property or to build. The chef's dream kitchen is sure to impress with the Wolf gas range an abundance of full-height custom cabinetry. The huge granite island which can seat 3-4 perfect for entertaining. This gourmet kitchen cost over \$70,000. Huge living room with a wood burning fireplace, hardwood flooring, renovated bathroom, 3 bedrooms up. There is triple car garage used as a double and storage, as well as a shed. There is a 2 bedroom illegal suite. It is zoned for a suite however needs the building permits. The layout for both suites are great. Large open spaces great for entertaining. There is air conditioning for those hot summer nights. You will love the huge backyard. This home is close to Marda Loop, West Hills for restaurants, groceries, shopping etc. It's a quick commute to Downtown and the Rockyview Hospital. The famous Glamorgan Bakery is just around the corner, as is Safeway, AE Cross School, Killarney School, swimming pool the Rutland Park playground and ice rink and golf, the list goes on and on.**

Inclusions:
 Property Listed By: **remote for garage, shed
 First Place Realty**

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







