



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 ST MONICA Avenue, Calgary T2G 3Y3**

MLS®#: **A2136450**      Area: **Inglewood**      Listing Date: **06/03/24**      List Price: **\$910,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1948**  
Lot Information  
 Lot Sz Ar: **3,573 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **662**  
 Low Sqft:  
 Ttl Sqft: **662**

DOM

**117**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**  
 Flooring: **Hardwood,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>7`10" x 12`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 8`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`3" x 11`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`9" x 11`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`1" x 10`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`9" x 8`0"</b>
<b>Laundry</b>	<b>Basement</b>	<b>4`8" x 11`0"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`9" x 4`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 8`7"</b>
<b>Entrance</b>	<b>Main</b>	<b>3`10" x 6`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>19`11" x 8`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`10" x 8`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>7`11" x 7`11"</b>

