



THE
A-TEAM

**RE/MAX
FIRST**

802 9 Street, Calgary T2G3A9

MLS®#: **A2141855**

Area: **Inglewood**

Listing Date: **06/17/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1907**

Finished Floor Area

Abv Sqft: **1,903**
Low Sqft:
Ttl Sqft: **1,903**

Lot Information

Lot Sz Ar: **2,701 sqft**
Lot Shape:

DOM

13
Layout
Beds: **6 (5 1)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Corner Lot,Front Yard,Low Maintenance Landscape,Level,Street Lighting,Private,Views**
Park Feat: **Additional Parking,Driveway,See Remarks,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Other,Private Entrance**

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

Kitchen Appl: **Dryer,Gas Stove,Refrigerator,See Remarks,Stove(s),Washer,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Crown Molding,High Ceilings,Open Floorplan,See Remarks,Separate Entrance,Skylight(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`7" x 10`3"	Living Room	Main	10`3" x 13`6"
Kitchen	Main	10`3" x 13`5"	Foyer	Main	10`3" x 13`4"
Sunroom/Solarium	Main	14`9" x 5`6"	Laundry	Main	6`6" x 8`6"
Entrance	Main	7`5" x 5`11"	2pc Bathroom	Main	4`2" x 5`6"
Bedroom - Primary	Second	10`4" x 12`10"	Bedroom	Second	10`4" x 8`0"

Bedroom
4pc Bathroom
Loft
Bedroom
Laundry

Second
Third
Third
Suite
Suite

9`9" x 7`7"
 6`11" x 5`6"
 20`10" x 10`6"
 9`11" x 8`6"
 18`11" x 15`1"

Bedroom
Bedroom
Kitchen With Eating Area
3pc Bathroom
4pc Bathroom

Second
Third
Suite
Suite
Third

10`2" x 9`5"
 20`8" x 16`2"
 17`7" x 8`11"
 4`2" x 6`2"
 9`11" x 7`8"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

Zoning:
R-C2

A2

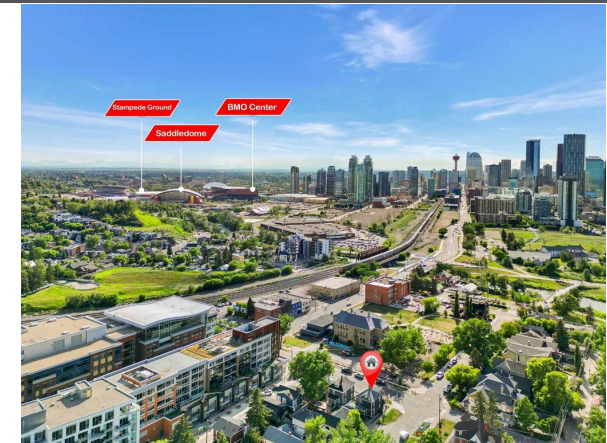
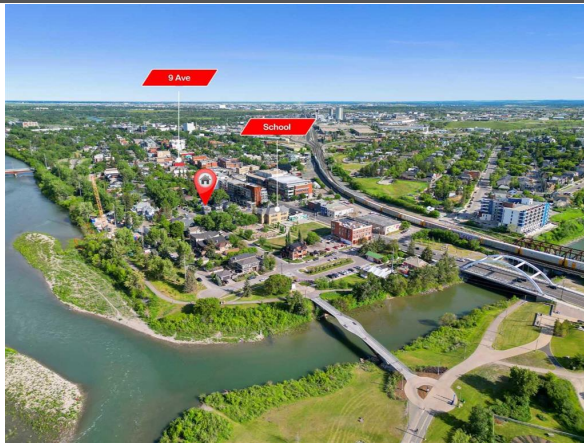
Remarks

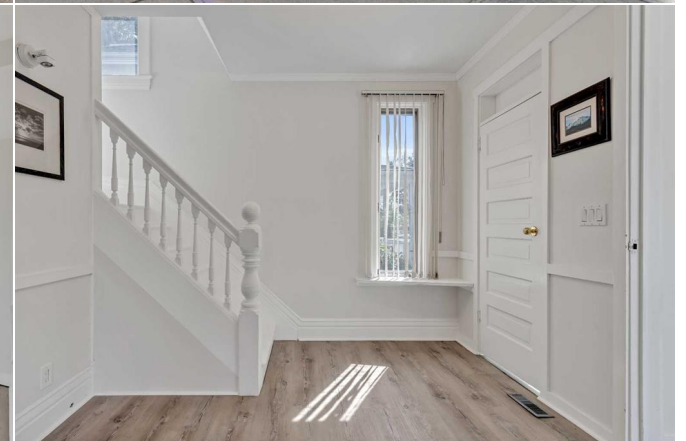
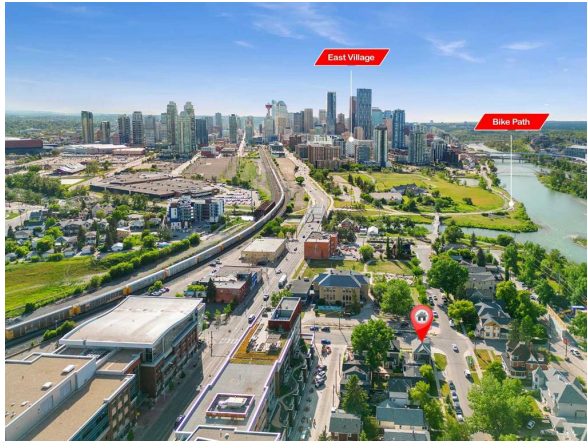
Pub Rmks: **Experience the ultimate in luxury living with this updated stunning 3-story single-family home, located in one of the most desirable locations in the Inglewood community. Just steps away from the river, walking and bike paths, trendy shops, schools, downtown and so much more, this property offers an unparalleled lifestyle. Three decks provide stunning skyline views from every corner of the home. Open living room, large windows, high ceilings, and exquisite architectural details. The Upper Levels offers a master retreat with a private balcony to enjoy the views, Two additional bedrooms, each with access to the balconies. A loft area that serves as a perfect oasis for a fourth bedroom, office, or hobby room. Two full bathrooms with modern fixtures and finishes complete the upper levels. Fully Legal Basement Suite, Includes a separate entrance, one bedroom, kitchen, and living area. Two Laundry Rooms Conveniently located for both the main house and the basement suite. Detached Single Garage Provides secure parking and additional parking on driveway. Some recent updates include exterior and interior paint, newer flooring and much more. This home is a must-see for those seeking luxury, convenience, and breathtaking views in Inglewood. Don't miss the opportunity to make this exceptional property your new home.**

Inclusions:
 Property Listed By:

Work Benches
RE/MAX Real Estate (Mountain View)

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





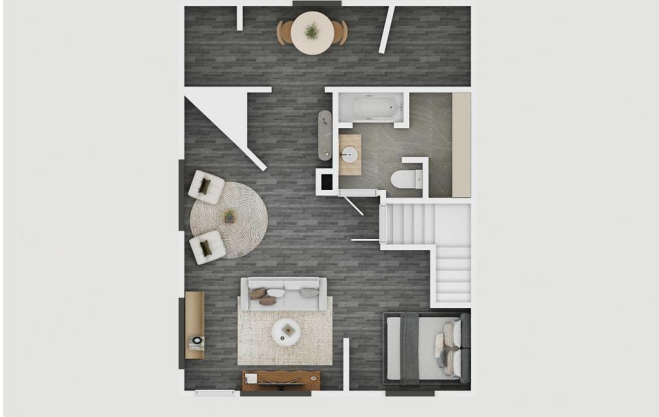








BASEMENT FLOOR PLAN PERSPECTIVE



2nd FLOOR PLAN PERSPECTIVE