



THE
A-TEAM

**RE/MAX
FIRST**

16 GALWAY Crescent, Calgary T3E 4Y3

MLS®#: **A2142609** Area: **Glamorgan** Listing **06/21/24** List Price: **\$775,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1958**
Lot Information
 Lot Sz Ar: **6,017 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,043**
 Low Sqft:
 Ttl Sqft: **1,043**

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Heated Garage,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,No Smoking Home,Separate Entrance,Sump Pump(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-----------------------------|-----------------|-----------------------|---------------------------------------|-----------------|-----------------------|
| 4pc Bathroom | Main | 7`10" x 6`4" | Bedroom | Main | 11`5" x 10`2" |
| Bedroom | Main | 9`0" x 10`1" | Bedroom - Primary | Main | 11`4" x 11`0" |
| Eat in Kitchen | Main | 11`10" x 16`8" | Living/Dining Room Combination | Main | 12`0" x 16`10" |
| 3pc Bathroom | Basement | 8`5" x 11`0" | Laundry | Basement | 11`5" x 13`9" |
| Bedroom - Primary | Basement | 13`10" x 11`1" | Game Room | Basement | 22`7" x 13`11" |
| Furnace/Utility Room | Basement | 4`6" x 6`8" | | | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7108HF

Zoning:
R-C1

Remarks

Pub Rmks:

OPEN HOUSE SAT JUNE 29 FROM 1 - 5 AND SUN JUNE 30 FROM 1:00 - 3:00!! Welcome to your new home in the charming neighbourhood of Glamorgan! This stunning detached residence offers both style and functionality, making it the perfect haven for you and your family. As you approach, you are greeted by a welcoming front porch, perfect for enjoying your morning coffee or listening to the birds. Step inside to discover gleaming hardwood flooring, a beautifully redone kitchen, featuring sleek stainless steel appliances and a sliding door that leads to your expansive east-facing yard, surrounded by mature trees, providing privacy and tranquility. Upstairs, you'll find three spacious bedrooms, ideal for accommodating family or guests. The redone bathroom adds a touch of luxury to your daily routine. Venture downstairs to the finished basement, where a private primary suite awaits. Revel in the convenience of a walk-through closet leading to an ensuite bathroom, complete with a stand-up shower, offering the ultimate in relaxation and comfort. The rec room offers a cozy gas fireplace, creating a warm ambience for gatherings or quiet evenings at home. Large windows flood the home with natural light, enhancing the inviting atmosphere. Located close to all amenities, including shops, all levels of schooling, and parks, this home offers the perfect blend of convenience and tranquility. Don't miss your chance to call this gem in Glamorgan your own. Schedule your viewing today!

Inclusions:
Property Listed By:

Fridge in the Basement, Security System, Garage Heater, All Exterior Lighting, Hose in Back yard, Hot Tub!
CIR Realty

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











