

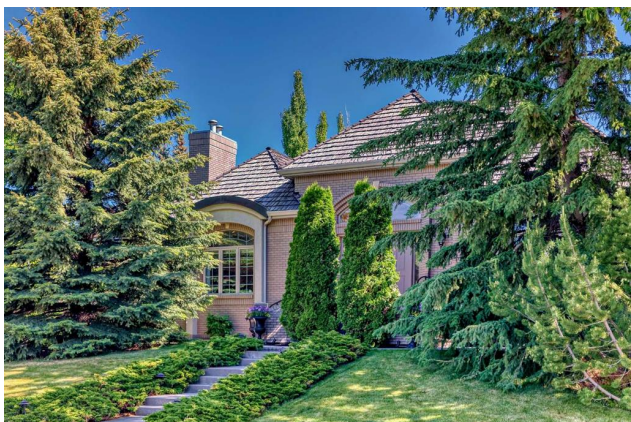


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1122 TALON Avenue, Calgary T2T 1G1**

MLS®#: **A2143994** Area: **Upper Mount Royal** Listing Date: **06/24/24** List Price: **\$2,249,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1995**  
Lot Information  
 Lot Sz Ar: **6,910 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,731**  
 Low Sqft:  
 Ttl Sqft: **2,731**

DOM

**180**  
Layout  
 Beds: **5 (2 3 )**  
 Baths: **3.0 (2 2)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Low Maintenance Landscape,Wedge Shaped Lot,Yard Lights,Treed**  
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Rear**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **Floor Furnace,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting,Private Entrance**

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

Kitchen Appl: **Built-In Freezer,Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Microwave,See Remarks,Washer,Window Coverings**  
 Int Feat: **Bar,Bathroom Rough-in,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Storage,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`11" x 14`11"	Entrance	Main	16`0" x 8`4"
Dining Room	Main	17`0" x 14`11"	2pc Bathroom	Main	4`5" x 4`7"
Entrance	Main	6`5" x 3`7"	Kitchen	Main	22`6" x 21`2"
Den	Main	16`4" x 10`7"	Bedroom	Main	15`11" x 9`11"

