



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

9
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"

2pc Bathroom	Main	7`10" x 6`9"	Laundry	Main	7`9" x 5`1"
Bedroom - Primary	Main	15`11" x 18`11"	6pc Ensuite bath	Main	11`6" x 11`6"
Mud Room	Main	15`1" x 3`7"	Family Room	Basement	17`9" x 17`8"
Foyer	Basement	14`2" x 8`8"	Game Room	Basement	32`7" x 17`7"
Media Room	Basement	17`11" x 21`10"	Furnace/Utility Room	Basement	10`0" x 8`6"
Bedroom	Basement	13`10" x 10`7"	4pc Bathroom	Basement	13`10" x 5`1"
Bedroom	Basement	16`8" x 10`10"	Bedroom	Basement	13`9" x 10`5"
Mud Room	Basement	12`1" x 7`5"	Storage	Basement	18`4" x 17`9"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **7080AJ**

Zoning: **R-C1**

Remarks

Pub Rmks: **A stunning bungalow 2700+ sq. ft. This elegant home is located in the heart of Upper Mount Royal facing quiet Talon Park. This well built home has great curb appeal, features a 14.5 foot ceiling with skylights, wood burning fireplace, high end appliances in a very impressive kitchen - really a cooks dream Kitchen! You enter the home to a notable Grand Foyer, flanked by a traditional living room and formal dining room both looking onto Talon park. Large living-family rooms on both main and lower floors. Five bedrooms, four bathrooms, TV/ gym room, games room; 9 foot ceilings with fireplace on lower adding to 5400 sq ft of total living space. Dual dressing rooms in large Master Bedroom, dual sinks with jacuzzi and heated floors in Master Bath. Window security shutter systems in Master Bedroom and Kitchen. Audio system throughout the house, sectional air conditioning and heating. Auto irrigation system, Enjoyable side patio with direct access to kitchen offers a private setting looking onto a beautiful neighborhood. Attached heated double garage with rear alley access and a huge storage room underneath. (Access through basement.) Very Low maintenance house. Don't miss the opportunity to call this beautiful bungalow your home!**

Inclusions: **armoire in kitchen, billiard table, basement shelving**

Property Listed By: **Evolve Realty**

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













