

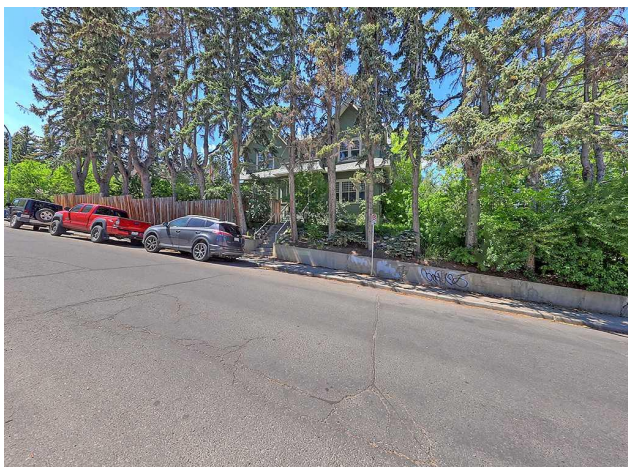


THE
A-TEAM

**RE/MAX
FIRST**

1905 10 Street, Calgary T2T 3G2

MLS® #: **A2144720** Area: **Lower Mount Royal** Listing Date: **06/26/24** List Price: **\$1,380,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1932**
Lot Information
 Lot Sz Ar: **5,747 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Garden**
 Park Feat: **Additional Parking,Double Garage Attached,Driveway**

Finished Floor Area

Abv Sqft: **2,781**
 Low Sqft:
 Ttl Sqft: **2,781**

DOM

6
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Electric,Forced Air**
 Sewer:
 Ext Feat: **Balcony,Garden,Other**
 Construction: **Concrete,Wood Siding**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Wood**
 Kitchen Appl: **Oven,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Bookcases,Built-in Features,Chandelier,French Door**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	29`3" x 14`1"	Kitchen	Main	24`1" x 8`6"
Dining Room	Main	15`8" x 14`1"	Family Room	Main	19`0" x 9`7"
4pc Bathroom	Main	9`7" x 4`11"	2pc Bathroom	Main	5`8" x 4`11"
Laundry	Main	5`8" x 4`11"	Bedroom - Primary	Upper	14`0" x 12`11"
Bedroom	Upper	11`7" x 10`6"	Bedroom	Upper	11`10" x 11`8"

Bedroom
Bedroom
Game Room
Storage
4pc Bathroom

Upper
Lower
Lower
Lower
Lower

24`4" x 13`1"
13`9" x 8`8"
19`0" x 13`9"
12`10" x 5`9"
6`5" x 4`8"

5pc Bathroom
Kitchen
Storage
Den

Upper
Lower
Lower
Lower

9`7" x 7`11"
7`11" x 7`11"
9`4" x 7`9"
9`6" x 8`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

179R

Zoning:
M-C2

Remarks

Pub Rmks: **ATTENTION INVESTORS || DEVELOPERS ! Now available in the highly sought after community of LOWER MOUNT ROYAL. This M-C2 (124 X 47 FT) lot is perfect for a multi family building or any other new development!! Cared and lived in for over 47 years this home has many beautiful and unique features including FIVE bedrooms and FOUR bathrooms, a large open and bright living area with a victorian gas fire place, oversized baseboards, leaded windows and a gorgeous corner office. The home also features beautiful original hardwood flooring. The lower level is fully finished with a kitchen and 2 large storage spaces along with a bedroom and bathroom! This home carries a ton of history and memories and is truly a unique gem in the community. As you make your way outside you will find a MASSIVE UPPER DECK over the garage perfect for outdoor summer lounging. The backyard is very quiet with lots of gardens and trees along with a "summer house" which features 3 built in beds, fully wired with screens and windows! You are only minutes to shopping on 17th, boutique stores, dining and so much more! This home will not last long being priced UNDER city assessment so book your showing before it's gone.**

Inclusions:
Property Listed By:

**NA
Real Estate Professionals Inc.**

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







