



THE
A-TEAM

**RE/MAX
FIRST**

2823 MACKAY Road, Calgary T3B 1A6

MLS® #: **A2144978**

Area: **Montgomery**

Listing Date: **06/27/24**

List Price: **\$699,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Finished Floor Area
Abv Sqft: **862**
Low Sqft:
Ttl Sqft: **862**

Lot Information

Lot Sz Ar: **5,974 sqft**
Lot Shape:

DOM

8
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Asphalt,Driveway,Front Drive,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`0" x 7`7"
Bedroom	Main	11`4" x 10`11"
Kitchen	Main	10`1" x 8`1"
Living Room	Main	17`3" x 11`5"
Bedroom	Basement	10`9" x 9`7"
Family Room	Basement	19`1" x 14`4"

Room	Level	Dimensions
Bedroom - Primary	Main	11`6" x 12`11"
Dining Room	Main	8`2" x 6`8"
Foyer	Main	4`10" x 4`0"
3pc Bathroom	Basement	16`2" x 7`2"
Bedroom	Basement	10`8" x 12`8"
Furnace/Utility Room	Basement	10`9" x 7`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

485GR

Zoning:
R-C1

Remarks

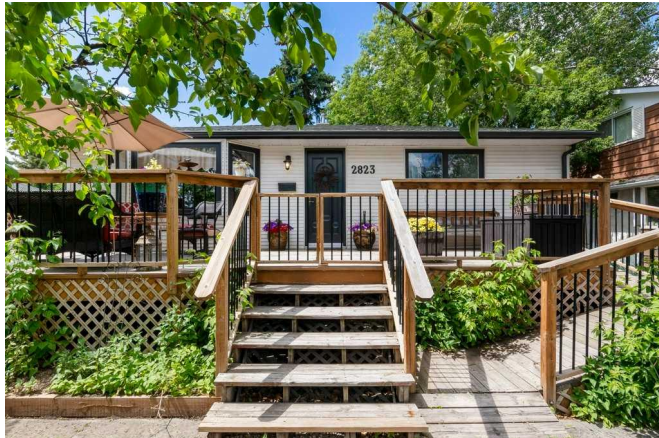
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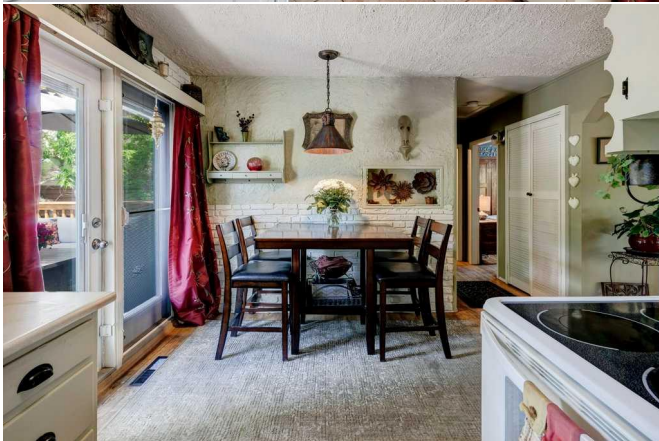
PRIME UPPER MONTGOMERY LOCATION on 50' x 120' lot directly across from all the fabulous amenities University District has to offer! You'll note the welcoming curb appeal the moment you approach the home and you'll feel the love the moment you walk through the door. The foyer and spacious living room welcome you into this charmer as your eye goes to the cozy, sun-filled window seat. The kitchen is simple and sweet yet still features lots of counter space for prep/baking. The principal bedroom is spacious and has lots of room in the custom closet. The 4 piece bath is absolutely charming with a clawfoot tub, partial glass block shower and pedestal sink. The second upper bedroom is also a perfect office or hobby area. A major feature of this home is the side entry door so the lower level can be a private space for a family member or university student. Two additional bedrooms with large windows, family room/rec space with fireplace, 3 piece bath, large laundry room and mechanical room with storage round out the lower level. Offered for the first time since the late 70s, this home has enjoyed many updates in recent years including: paint, windows, shingles, soffit/facia/eavestrough, furnace, HWT, upgraded insulation and decks with wheelchair access ramps. This lot orientation is perfect with sunny east front and west rear exposures making the front deck perfect for savouring your morning coffee and the massive rear deck ideal for entertaining friends and family in the afternoon + enjoying sunset sky evenings. The yard is massive with so much potential for your dream garage and garden oasis. The owner worked with and cared for people with mobility challenges and as such had her home fitted with ramps for accessibility. Just a few minutes to the ALBERTA CHILDREN'S and FOOTHILLS Hospitals, University of Calgary, the Bow River pathway, Market Mall, quick exit to the Mountains and short walk around the corner to stunning Winsport and mountain views - this location is positively dreamy! Be sure to click on the film reel icon at the top for a virtual tour and then call your favourite Realtor today to book your private viewing!

Inclusions:
Property Listed By:

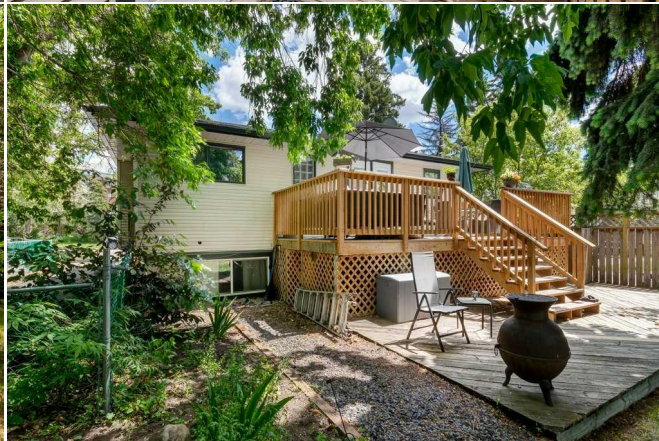
**TV mount in bedroom, Central Vacuum AS IS
CIR Realty**

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











2823 MacKay Rd NW, Calgary, AB

Main Floor Exterior Area 962.25 sq ft
Interior Area 818.35 sq ft



0 3 6 ft

PREPARED: 2024/05/26



White regions are excluded from total floor area in GIUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2823 MacKay Rd NW, Calgary, AB

Basement (Below Grade) Exterior Area 800.72 sq ft
Interior Area 715.14 sq ft



0 3 6 ft

PREPARED: 2024/05/26



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