



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1419 31 Street, Calgary T3C 1N8**

MLS®#: **A2145104**      Area: **Shaganappi**      Listing Date: **07/19/24**      List Price: **\$749,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$29k, 06-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1978**  
Lot Information  
 Lot Sz Ar: **3,154 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,332**  
 Low Sqft:  
 Ttl Sqft: **1,332**

DOM

**59**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Fire Pit,Private Yard**

Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **Granite Counters,Laminate Counters,Open Floorplan,Soaking Tub,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`8" x 8`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`4" x 12`0"</b>
<b>Dining Room</b>	<b>Basement</b>	<b>8`3" x 6`7"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`4" x 3`11"</b>
<b>Laundry</b>	<b>Basement</b>	<b>4`11" x 2`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>21`3" x 12`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 9`9"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 6`6"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>9`5" x 8`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>16`6" x 11`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`11" x 2`8"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`3" x 2`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 11`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`10" x 9`8"</b>

**Bedroom**  
**4pc Bathroom**

**Basement**  
**Main**

9`9" x 9`6"

**4pc Ensuite bath**  
**4pc Bathroom**  
Legal/Tax/Financial

**Upper**  
**Basement**

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**2084GQ**

Remarks

Pub Rmks:

**2 bedroom Legal Suite. A truly captivating property that checks all the boxes for comfortable living, investment potential, and a vibrant lifestyle in one of Calgary's most desirable neighborhoods. Walk into the foyer space which includes separate entrances to the main level as well as to the legal basement suite. The main floor features a renovated kitchen complete with recessed lighting, granite countertops, stainless steel appliances, deep, Under mount sink, white shaker, style, cabinetry, and full tile backsplash. The living room family room features, a gorgeous, full height, brick facing wood-burning fireplace, with large, full-size windows, overlooking the beautifully manicured front yard. The main floor also features a large bedroom, with glass sliding patio doors onto your own private deck and backyard space, the second bedroom on this level is a good size and features a large window and a deep closet. A four piece bath with full height shower surround and deep soaker tub, separate laundry, complete the main level. Upstairs you will find the spa inspired master retreat complete with a four piece, en-suite, deep soaker, tub and granite countertops, and a massive walk-in closet. The legal basement suite, has a similar layout and features a large kitchen with full height tile backsplash, white appliances and a dining room area just off the kitchen. A large family/living room with large windows, two separate bedrooms, both with deep closets, and an additional four piece bath, and separate laundry. Escape to your private backyard oasis, where you can host delightful gatherings with friends or indulge in moments of tranquil relaxation amidst the beauty of nature, fully fenced and complete with a fire pit and additional parking out back. Walking distance to Westbrook Mall, and only two blocks away from Westbrook LRT. Prime location! Updates include new flooring, new paint, updated, electrical grid, new eaves, trough, new washer, and dryer in the basement.... With the option to live up and rent down or rent both units, this property offers the perfect blend of lifestyle and financial flexibility. Don't miss out on this extraordinary opportunity. **\*\*OPEN HOUSE SUNDAY SEPTEMBER 15TH NOON TO 2PM \*\*****

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX House of Real Estate**

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



















