



THE A-TEAM

RE/MAX FIRST

115 11 Avenue, Calgary T2M 0B7

MLS@#: A2145157 Area: Crescent Heights Listing Date: 06/27/24 List Price: \$799,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1927
Lot Information
Lot Sz Ar: 4,079 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 932
Low Sqft:
Ttl Sqft: 932

DOM 5
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Bungalow
Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane,Lawn,Garden,Landscaped,Street Lighting,Private,Rectangular Lot,Treed
Park Feat: Double Garage Detached,Oversized

Utilities and Features

Roof: Asphalt Shingle
Heating: Electric,Forced Air,Natural Gas
Sewer:
Ext Feat: Garden,Lighting,Private Yard,Rain Barrel/Cistern(s)
Construction: Cement Fiber Board,Stucco,Wood Frame
Flooring: Hardwood,Laminate,Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings
Int Feat: Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Mud Room, Dining Room, Bedroom, Media Room, Laundry, 3pc Bathroom, Living Room, Kitchen, Bedroom, Game Room, 3pc Bathroom.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

3946N

Remarks

Pub Rmks:

Imagine yourself living in the vibrant community of Crescent Heights, half a block from Crescent Hts. H.S. and Centre Street. Besides having around you a multitude of restaurants, cafes, gathering places and lots of amenities and only five minutes into downtown whether you drive or take public transit; or if you prefer to walk only 15 minutes. The house you will call home is a newly renovated bungalow that kept a lot of it's original characters while adding a lot of functionality and quality. There are two bedrooms and two full bathrooms, plus an insulated sound room in the basement that you will use to go wild or one can use as a temporary third bedroom. The main floor is an open concept floor plan with a view from front to back. The kitchen features a huge peninsula with quartz countertops and backsplash. Samsung stainless steel appliances includes an electric range with a split oven and a new dishwasher (never been used). Besides the bathroom/laundry room, the utility room and sound room; the fully finished basement includes a family room/dinette area, office and gym all in one. The house has been painstakingly renovated over several years providing attention to details and unexpected quality for this type of house. There are too many upgrades to list; included are triple glazed windows, central air conditioning, and high efficient furnace to name a few but a visit to the home will be a great way to discover them. If you like the interior; you will certainly enjoy the exterior. the curb appeal is fantastic with it's cedar deck and flower boxes, the garden door and a mud room sporting grilled windows and night flood lights, enhanced by the large trees serving as a canopy over the street. Wide roman paver walkways lead you to the front as well as a fully fenced backyard providing privacy and security. A sophisticated rainwater collection system including three rain barrels and a pond will provide you with almost 1500 L of rainwater which will replenish with every rainfall. A large deck and an oversized, heated, double car garage completes this package. This house has seen a lot of love and happiness from it's owner and the surrounding community over the years, and it is now ready for the next wave of human spirits to enjoy. Be the first to view; call for your private viewing today!!!

Inclusions:
Property Listed By:

**Wooden Pump House for the pond, Raised Garden Bed Boxes
RE/MAX Real Estate (Mountain View)**

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













