



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2217 23 Street, Calgary T2T 5H6**

MLS®#: **A2145430**

Area: **Richmond**

Listing Date: **07/18/24**

List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1978**

Lot Information

Lot Sz Ar: **4,111 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,260**  
Low Sqft:  
Ttl Sqft: **1,260**

DOM

**60**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Few Trees,Level,Rectangular Lot**  
Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`3" x 12`2"
Foyer	Main	6`3" x 5`0"
2pc Bathroom	Main	7`5" x 3`10"
Bedroom	Second	13`4" x 8`5"
4pc Bathroom	Second	6`10" x 5`0"
Game Room	Basement	21`0" x 9`8"
4pc Bathroom	Basement	8`10" x 5`8"

Room	Level	Dimensions
Kitchen	Main	20`8" x 10`1"
Laundry	Main	7`6" x 7`4"
Bedroom - Primary	Second	14`10" x 10`2"
Bedroom	Second	11`10" x 8`6"
Family Room	Second	15`8" x 10`7"
Laundry	Basement	6`7" x 5`8"
Furnace/Utility Room	Basement	6`0" x 4`6"

