



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**

Finished Floor Area

Abv Sqft: **1,260**

Low Sqft:

Ttl Sqft: **1,260**

Lot Information

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

Lot Shape:

DOM

126

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" |

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

5140AG

Remarks

Pub Rmks: **Welcome to an exquisite residence nestled in the vibrant heart of Richmond, offering over 1,900 square feet of meticulously developed living space. Upon entering, you are welcomed into a spacious living room bathed in natural light from the expansive windows, creating a warm and inviting ambiance. The gourmet kitchen, a true culinary haven, features sleek stainless steel appliances, elegant cabinetry providing ample storage, and sophisticated quartz countertops. From the kitchen, step directly onto your private backyard deck, perfect for al fresco dining and entertaining. The main level is thoughtfully designed with a convenient mudroom and a stylish two-piece powder room. Ascend to the upper level where you will discover the luxurious primary bedroom, accompanied by two additional generously sized bedrooms, all sharing a well-appointed four-piece bathroom. The fully finished basement extends your living space, featuring a large family room and a versatile recreation room, ideal for hosting guests or creating a play area for children. This lower level also includes a second four-piece bathroom, a laundry room, and a utility room, ensuring functionality and convenience. Outside, the expansive west-facing backyard is designed for easy maintenance, offering a serene outdoor retreat. The property is complete with a double detached garage, providing ample space for vehicles and storage. Some notable upgrades and mentions about the property include, new flooring, carpet, tile and vinyl, newly renovated bathrooms, newer deck, heated garage with 60 amp supply, newer tankless hot water system & high-efficiency furnace, newer roof, eaves and soffits - on house and garage in the last 5 years. This location can't be beat, quiet & friendly neighbours, mature trees, and close proximity to all the amenities, major traffic routes, transit, 17th Avenue and downtown!**

Inclusions:
Property Listed By: **N/A
Real Broker**

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











