



THE
A-TEAM

**RE/MAX
FIRST**

827 RAYNARD Crescent, Calgary t2a1x6

MLS®#: **A2153561** Area: **Albert Park/Radisson Heights** Listing Date: **07/30/24** List Price: **\$718,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 City/Town: **Calgary**
 Year Built: **1965**
Lot Information
 Lot Sz Ar: **5,231 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,112**
 Low Sqft:
 Ttl Sqft: **1,112**

DOM

50
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot,See Remarks,Treed**
 Park Feat: **220 Volt Wiring,Double Garage Detached,Garage Door Opener,Heated Garage,Oversized,Paved,Rear Drive,RV Access/Parking,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Ceramic Tile,See Remarks**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Garburator,Range,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Granite Counters,Kitchen Island,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Eat in Kitchen	Main	16`3" x 12`0"
Laundry	Basement	35`1" x 25`11"
Kitchen	Basement	12`9" x 9`8"
Bedroom - Primary	Main	12`0" x 12`0"
Bedroom	Main	10`10" x 10`3"
4pc Bathroom	Main	8`6" x 4`11"
4pc Bathroom	Basement	8`0" x 4`11"

Room	Level	Dimensions
Living Room	Main	16`8" x 14`10"
Sunroom/Solarium	Main	16`1" x 9`10"
Living Room	Basement	15`10" x 10`9"
Bedroom	Main	12`5" x 10`10"
Bedroom	Basement	13`11" x 10`7"
3pc Ensuite bath	Main	8`4" x 6`8"
Flex Space	Basement	25`5" x 10`11"

