



THE
A-TEAM

**RE/MAX
FIRST**

23 CROYDON Road, Calgary T2K1S5

MLS® #: **A2154810** Area: **Cambrian Heights** Listing Date: **08/06/24** List Price: **\$750,000**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 25-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1957**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,221**
 Low Sqft:
 Ttl Sqft: **1,221**

DOM

43
Layout
 Beds: **4 (4)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Many Trees**
 Park Feat: **Single Garage Detached**

Utilities and Features

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

Construction: **Wood Frame,Wood Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`10" x 11`8"
Living Room	Main	19`2" x 12`0"
Foyer	Main	9`6" x 5`9"
Game Room	Basement	19`2" x 11`6"
Mud Room	Main	6`10" x 3`9"
Bedroom - Primary	Main	13`5" x 11`0"
Bedroom	Main	10`5" x 9`0"

Room	Level	Dimensions
Dining Room	Main	10`0" x 8`0"
Family Room	Basement	17`10" x 15`9"
Flex Space	Basement	10`9" x 8`8"
Laundry	Basement	14`10" x 6`7"
Furnace/Utility Room	Basement	15`3" x 12`0"
Bedroom	Main	11`0" x 9`0"
Bedroom	Main	10`9" x 8`6"

3pc Bathroom

Main

9`0" x 5`7"

3pc Bathroom
Legal/Tax/Financial

Main

7`6" x 4`5"

Title:
Fee Simple
Legal Desc:

5971HB

Zoning:
R-C1

Remarks

Pub Rmks: ****OPEN HOUSE Sunday September 01, 3:00pm-5:00pm** Tucked away on a private street and FRONTING ONTO GREENSPACE. Over 2200ft2 of living space this home has been lovingly customized with SECURITY STORM DOORS, HAND-SAWN PINE FLOORS with Celtic inlay, CUSTOM WOODWORK THROUGH OUT, including the kitchen with CUSTOM CHERRY CABINETRY, WOLF PROFESSIONAL GAS STOVE, and SKYLIGHTS in the kitchen and bathroom. 3 BEDROOMS and bathroom with a CLAWFOOT TUB complete the main floor. Downstairs you'll find a LARGE FAMILY ROOM, LAUNDRY, WORKSHOP, 3 PIECE BATH, and 4TH BEDROOM. The PARK-LIKE BACKYARD, faces WEST and backs out onto a field, complete with an oversized single garage and shed for storage. Steps to Dog Park, Confederation Park, 10 minutes to downtown, the U of C, and Foothills Medical Centre. You'll want to take a look at this one!**

Inclusions:
Property Listed By: **N/A
RE/MAX Realty Professionals**

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







