



THE
A-TEAM

**RE/MAX
FIRST**

24 CARMEL Place, Calgary T1Y 6Y4

MLS® #: **A2155160** Area: **Monterey Park** Listing Date: **08/02/24** List Price: **\$669,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **6,469 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,446**
 Low Sqft:
 Ttl Sqft: **1,446**

DOM

47
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Storage**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garburator,Gas Range,Range Hood,Refrigerator,Washer**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`1" x 9`1"	5pc Bathroom	Main	8`10" x 14`0"
Bedroom	Main	12`1" x 9`2"	Breakfast Nook	Main	5`2" x 12`3"
Dining Room	Main	17`8" x 15`6"	Foyer	Main	8`10" x 8`3"
Kitchen	Main	8`8" x 12`1"	Laundry	Main	8`10" x 5`1"
Living Room	Main	12`9" x 15`6"	Bedroom - Primary	Main	18`2" x 12`1"
Walk-In Closet	Main	5`1" x 14`0"	4pc Bathroom	Basement	7`10" x 5`0"
Bedroom	Basement	12`0" x 14`4"	Bedroom	Basement	11`8" x 14`4"

**Game Room
Storage**

**Basement
Basement**

**31`3" x 31`4"
6`9" x 3`10"**

**Storage
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**6`9" x 7`10"
11`9" x 5`9"**

Title:
Fee Simple
Legal Desc:

9311693

Zoning:
R-C1

Remarks

Pub Rmks:

Check out this centrally air-conditioned bi-level home in a quiet cul-de-sac. The main floor has a living room, dining area, kitchen, master bedroom with a 5-piece en-suite bathroom and walk-in closet, a second bedroom, another 4-piece bathroom, and a laundry area. The lower level features a large rec room/family room, two bedrooms, a 4-piece bathroom, and a spacious storage room, offering endless potential. This spacious home is perfect for large families. Monterey Park offers plenty of grocery stores, restaurants, and amenities nearby. It's easy to commute with quick access to Stoney Trail via McKnight Boulevard. Schedule a private viewing with your Realtor today and make this great property your new home!

Inclusions:
Property Listed By:

**Storage Shed
CIR Realty**

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