



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**908 32 Street, Calgary T2N 2W2**

MLS®#: **A2156119**

Area: **Parkdale**

Listing Date: **08/08/24**

List Price: **\$1,595,000**

Status: **Active**

County: **Calgary**

Change: **-\$55k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2008**

Lot Information

Lot Sz Ar: **7,330 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,213**

Low Sqft:

Ttl Sqft: **2,213**

DOM

**177**

Layout

Beds: **4 (1 3 )**

Baths: **4.5 (4 1)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Underground Sprinklers**  
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Hot Water**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Refrigerator**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	22`11" x 18`0"
Pantry	Main	5`6" x 5`2"
Family Room	Main	16`6" x 13`11"
Walk-In Closet	Main	10`5" x 6`2"
Foyer	Main	10`4" x 6`9"
4pc Bathroom	Main	10`5" x 6`7"
2pc Bathroom	Main	5`0" x 3`4"

Room	Level	Dimensions
Kitchen	Main	18`10" x 11`6"
Dining Room	Main	17`11" x 11`5"
Bedroom - Primary	Main	14`11" x 12`1"
5pc Ensuite bath	Main	10`5" x 10`4"
Laundry	Main	7`5" x 4`11"
Office	Main	15`4" x 13`4"
Storage	Main	13`4" x 8`0"

<b>Bedroom</b>	<b>Basement</b>	<b>14`6" x 10`6"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>10`5" x 5`11"</b>
<b>Kitchen</b>	<b>Suite</b>	<b>12`0" x 8`7"</b>	<b>Pantry</b>	<b>Suite</b>	<b>7`10" x 4`11"</b>
<b>Living/Dining Room Combination</b>	<b>Suite</b>	<b>16`0" x 13`11"</b>	<b>Bedroom</b>	<b>Suite</b>	<b>15`8" x 11`5"</b>
<b>Bedroom</b>	<b>Suite</b>	<b>13`11" x 13`3"</b>	<b>Laundry</b>	<b>Suite</b>	<b>7`10" x 7`6"</b>
<b>4pc Bathroom</b>	<b>Suite</b>	<b>12`9" x 5`11"</b>	<b>Furnace/Utility Room</b>	<b>Suite</b>	<b>9`5" x 7`8"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C2**  
 Legal Desc: **8321AF**

Remarks

Pub Rmks: **LOCATION LOCATION LOCATION! Welcome home to this one of a kind open concept bungalow with a legal basement suite PLUS a great little Casita on the side. This property is situated within a 5 minute walk to Foothills Hospital and the new cancer center, 15 minute walk to the University, 2 blocks to the river and its path system, 15 minutes to downtown and on a quiet cul-de-sac. Built in 2008, this well constructed home boasts great space throughout the upper floor for entertaining, cooking, relaxing by the fire or soaking up some sun. All doorways have been built wide enough to accommodate wheelchairs. The main floor features cathedral ceilings throughout, a very generous dining room, spacious living room with stone faced fireplace, inviting family room space, large gourmet kitchen including Jenn Air appliances, a walk-in pantry, large laundry room with sink plus a 4 piece bath including the 'Space Ship' which is a combination, steam room, shower and Jacuzzi tub! The primary bedroom, walk-in closet and 5 piece ensuite complete the floor. There is a second bedroom plus 4 piece bath in the basement along with an additional storage space. To access the cute Casita, exit the main floor through the side entrance. The Casita has been used as flex space over the years from housing guests temporarily, used as a craft room or office space. It is fully contained with it's own furnace and 2 piece bath. Entering the legal secondary suite from the outside, you are met with a living / dining room area, functional kitchen with breakfast nook. Just off of the kitchen is a pantry as well as large laundry room with sink. Just down the hall from the living room is a spacious bedroom and 4 piece bath. The fourth bedroom is situated just a little further down the hallway and is across from additional storage space. The entire basement is heated through efficient in slab heat. Don't worry about having to clean the eaves troughs as new leaf filter guards have just recently been installed! This property offers so much opportunity for those with extended family, those that want a legal 'mortgage helper' (suite) in addition to the flexibility offered by the Casita! Contact your favourite agent for your own private viewing today.**

Inclusions: **Legal secondary suite (includes all appliances - fridge, stove, dishwasher, microwave, garburator, washer, dryer). Upstairs includes washer, dryer, two wall ovens, gas counter top, hood vent, bar fridge, dishwasher, two garburators, all window coverings.**

Property Listed By: **CIR Realty**

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









