



THE
A-TEAM

**RE/MAX
FIRST**

10508 SHILLINGTON Crescent, Calgary T2W0N7

MLS® #: **A2159275**

Area: **Southwood**

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

List Price: **\$674,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1965**

Finished Floor Area

Abv Sqft: **1,103**
Low Sqft:
Ttl Sqft: **1,103**

DOM

25
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **6,531 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Level,Private,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,RV Access/Parking**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Humidifier,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),No Smoking Home,Open Floorplan,Quartz Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	12`5" x 4`5"	Living Room	Main	18`3" x 12`6"
Kitchen	Main	14`3" x 11`10"	Dining Room	Main	6`10" x 6`8"
4pc Bathroom	Main	9`0" x 4`11"	Bedroom - Primary	Main	14`10" x 10`0"
Bedroom	Main	14`2" x 9`1"	Bedroom	Main	10`4" x 9`6"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

2934JK

R-C1

Remarks

Pub Rmks:

Welcome to this beautiful 3 BDRM EXTENSIVELY RENOVATED, bungalow located in the desirable community of Southwood, on an over 6500 sq ft lot. Walking up, you will immediately notice, the HUGE FRONT COVERED PORCH, WITH GALSS RAIL, EXCELLENT FOR RELAXING BBQ'S AND FAMILY GET TOGETHERS. As well as that, there are new exterior doors, the exterior of the HOUSE HAS BEEN REPAINTED, THE FENCE REPAINTED, ALL NEW WINDOWS UPSTAIRS, with NEW SHINGLES, NEW CHIMNEYS, EAVES REPAINTED AND NEW CONCRETE STAIRS. This home features a fully renovated top level, with a gorgeous kitchen for all your needs. All NEW LUXURY VINYL WIDE PLANK FLOORING, NEW LIGHTING, NEW BLINDS AND FULLY PAINTED INCLUDING THE CEILINGS. SS APPLIANCES, DBL DOOR FREFRIGERATOR WITH ICE AND WATER FEATURES, 3 LAZY SUSANS, QUARTZ COUNTERS, CUSTOM BACKSPLASH and an island that seats 2. The living room is huge and will accommodate your large furniture. The 3 bdrms and halls are all in solid oak flooring. the 4 PIECE BATHROOM HAS BEEN FULLY RENOVATED., the downstairs is partially finished, with some framing and drywall up, with a RECOGNIZABLE 4TH BDRM almost completed. ALSO, A NEW HIGH EFFICEINCY FURNACE, HUMIDIFIER WAS PUT IN 2023, AND NEW HOT WATER and HOT WATER TANK 2023. Out back, the yard is fully landscaped with a patio, grassy areas, DBL GARAGE (WITH GARAGE DOOR AND MOTOR) AND RV PARKING WITH A GATE FOR EASY ACCESS. You'll have peace of mind seeing that this house was lovingly renovated and cared for by the owner. It's spotless and ready to move in with immediate possession available. This home is in an unsurpassable location within walking distance to schools and the Southland LRT station. The family-oriented community of Haysboro offers many parks and playgrounds as well as tennis courts and an outdoor skating rink with shops, services and restaurants close by. As well, neighboring Chinook, Southcentral, Heritage Park, Willow Park, Glenmore Reservoir pathway, and the bike pathway network, ensuring ample recreational opportunities with its many pathways, parks, spray park, boating and more!

Inclusions:

Property Listed By:

HUMIDIFIER, SHELVING IN GARAGE, GARAGE REMOTE, CEILING FAN
One Percent Realty

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











