



THE
A-TEAM

**RE/MAX
FIRST**

10443 WAPITI Drive, Calgary T2J 1J3

MLS®#: **A2159542**

Area: **Willow Park**

Listing Date: **08/23/24**

List Price: **\$775,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 03-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1965**
Lot Information
Lot Sz Ar: **7,276 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,234**
Low Sqft:
Ttl Sqft: **1,234**

DOM

26
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Interior Lot,No Neighbours Behind,Landscaped**
Park Feat: **Off Street**

Utilities and Features

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

Construction: **Stucco**
Flooring: **Ceramic Tile,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`6" x 9`0"
Living Room	Main	17`6" x 12`0"
Laundry	Basement	7`0" x 5`0"
Game Room	Basement	20`6" x 16`4"
Bedroom	Main	11`0" x 9`0"
Bedroom	Basement	14`0" x 10`0"
4pc Bathroom	Basement	9`6" x 5`0"

Room	Level	Dimensions
Dining Room	Main	11`6" x 10`6"
Laundry	Main	6`0" x 6`0"
Kitchen	Basement	15`6" x 10`0"
Bedroom - Primary	Main	12`6" x 10`6"
Bedroom	Main	11`6" x 8`6"
4pc Bathroom	Main	9`0" x 7`0"

