



THE
A-TEAM

**RE/MAX
FIRST**

1616 3 Street, Calgary T2M 2X8

MLS® #: **A2159929**

Area: **Crescent Heights**

Listing Date: **08/22/24**

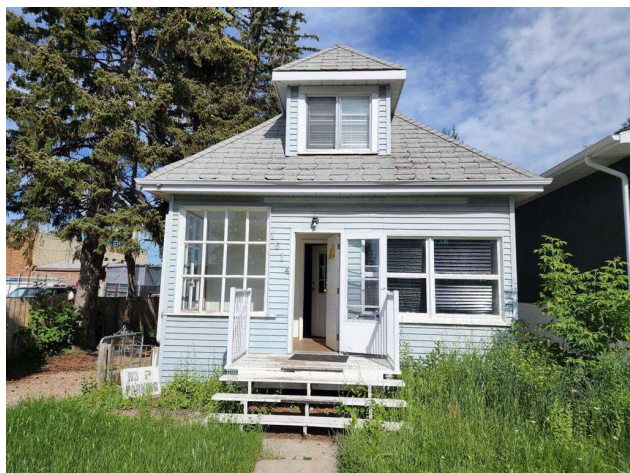
List Price: **\$950,888**

Status: **Active**

County: **Calgary**

Change: **-\$138k, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1910**
Lot Information
Lot Sz Ar: **5,202 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,148**
Low Sqft:
Ttl Sqft: **1,148**

DOM

27
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Cul-De-Sac,See Remarks**
Park Feat: **RV Access/Parking**

Utilities and Features

Roof: **Asphalt**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Microwave,Oven,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`8" x 11`0"
Dining Room	Main	10`0" x 12`11"
Living Room	Main	10`0" x 16`11"
Bedroom	Second	10`0" x 12`7"
Bedroom - Primary	Second	10`0" x 15`10"

Room	Level	Dimensions
Bedroom	Main	7`8" x 13`10"
Kitchen	Main	14`0" x 9`11"
Sunroom/Solarium	Main	10`1" x 5`3"
Den	Second	13`2" x 10`4"

