



THE A-TEAM

RE/MAX FIRST

1435 96 Avenue #9, Calgary T2V0Y6

MLS#: A2159981 Area: Haysboro Listing: 08/22/24 List Price: \$515,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 1976

Finished Floor Area
Abv Sqft: 1,698
Low Sqft:
Ttl Sqft: 1,698

DOM

27
Layout
Beds: 3 (1 2 )
Baths: 2.0 (2 0)
Style: 2 Storey

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: 2
Garage Sz: 2

Access:

Lot Feat: Back Lane,Brush,Cul-De-Sac,Few Trees,Interior Lot,Landscaped,Level,Street Lighting,Rectangular Lot,Secluded

Park Feat: Alley Access,Covered,Double Garage Attached,Garage Door Opener,Garage Faces Rear,Insulated,Oversized

Utilities and Features

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

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

Kitchen Appl: Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer
Int Feat: Bookcases,Central Vacuum,Laminate Counters,No Animal Home,No Smoking Home,Storage,Vinyl Windows
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Living Room, Bedroom - Primary, Bedroom, 3pc Bathroom, Laundry, Loft.

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, Family Room, 4pc Bathroom, Bedroom, Game Room, Furnace/Utility Room.

Condo Fee:  
**\$550**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d29**

Legal Desc: **7710839**

Remarks

Pub Rmks: **Charming 3-Bedroom Condo in Mature Haysboro Community Welcome to this exceptional condo nestled in the serene and sought-after community of Haysboro. This spacious residence offers over 2,100 square feet of well-designed living space and combines comfort with versatility, perfect for modern family living. Key Features: Spacious Living Areas: The expansive loft and wide-open family room create a welcoming environment. The family room features built-in cabinetry and a cozy wood-burning fireplace, and seamlessly extends to a south-facing 25-foot-wide balcony—ideal for relaxation or entertaining guests. Bright & Functional Kitchen: Enjoy cooking in a bright kitchen with ample space and adjacent formal dining room, perfect for family meals and gatherings. Three Generous Bedrooms: This condo includes three well-sized bedrooms and two bathrooms, making it perfect for families with older children or hosting visitors. Versatile Loft Space: The large loft offers endless possibilities—convert it into an extra bedroom, office, exercise room, or whatever fits your lifestyle. Ample Storage: Benefit from an oversized double garage with room for parking and a workbench, as well as extensive storage options both in the home and the garage. Recent Upgrades: Enjoy newer style furnace, and hot water tank, along with a new toilet installed in August 2024. Location Highlights: Convenient Amenities: Located within walking distance to Glenmore Landing, and close to bicycle and walking paths around Glenmore Reservoir. Explore nearby recreational parks and enjoy easy access to Calgary Transit BRT and LRT systems. Proximity to Key Locations: A short drive to Rockyview Hospital and just 10 minutes from two major shopping centers. Well-Maintained Property: This self-managed property showcases pride of ownership, with a strong sense of community. This condo awaits your personal touch to highlight its great bones and excellent location. Don't miss the opportunity to make this versatile and well-maintained property your new home!**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Solutions**

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











