



THE
A-TEAM

**RE/MAX
FIRST**

27 COLERIDGE Crescent, Calgary T2K 1X8

MLS®#: **A2160382** Area: **Cambrian Heights** Listing Date: **09/01/24** List Price: **\$969,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1966**
Lot Information
 Lot Sz Ar: **8,772 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,865**
 Low Sqft:
 Ttl Sqft: **1,865**

DOM

17
Layout
 Beds: **6 (3 3)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,No Neighbours Behind,Landscaped,Rectangular Lot,Treed,Views**
 Park Feat: **Double Garage Attached,Garage Faces Front,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Double Vanity,Pantry,Storage,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main		5pc Bathroom	Main	
4pc Bathroom	Basement		Living Room	Main	20`5" x 17`0"
Dining Room	Main	15`4" x 11`3"	Kitchen	Main	11`0" x 10`4"
Nook	Main	11`0" x 7`3"	Laundry	Main	14`3" x 6`5"
Bedroom - Primary	Main	14`9" x 11`10"	Bedroom	Main	13`4" x 10`1"
Bedroom	Main	13`3" x 12`4"	Game Room	Basement	19`1" x 15`6"

**Exercise Room
Bedroom**

**Basement
Basement**

**15`7" x 10`7"
10`11" x 9`9"**

**Bedroom
Bedroom**
Legal/Tax/Financial

**Basement
Basement**

**11`2" x 9`9"
16`1" x 10`5"**

Title:
Fee Simple
Legal Desc:

4143JK

Zoning:
R-C1

Remarks

Pub Rmks:

In one of Northwest Calgary's most exclusive neighbourhoods is where you'll find this lovingly maintained family bungalow...a 6 bedroom custom home nestled on this quiet crescent in Cambrian Heights. With over 3200sqft of comfortable living space, this fully finished 1960's home enjoys beautiful hardwood floors & 2 wood-burning fireplaces, sunny eat-in kitchen with mahogany cabinets, 2.5 bathrooms, oversized 2 car garage & West backyard with large deck & patio for your outdoor pleasure. Truly wonderful vintage home featuring West-facing living room with hardwood floors & wood-burning stone fireplace, great-sized dining room with built-in cabinets & access onto the 200+sqft deck, open concept dining nook & stylish kitchen with cabinets galore, loads of counterspace & stainless steel appliances including Asko dishwasher (new in 2023), GE stove/convection oven (2018) & Whirlpool French door fridge (2019). The 3 main floor bedrooms all have hardwood floors & super closet space; the West-facing master - with views of the backyard, has a walk-in closet & 2-piece ensuite. Renovated in 2015, the family bath has 2 new sinks, mirrors, tub, flooring & fixtures. The lower level - with new flooring in 2019, is beautifully finished with 3 more bedrooms, large full bathroom - completely updated in 2014, & fantastic rumpus room with exercise area, wood-burning brick fireplace & kitchenette/wet bar. Main floor laundry - updated in 2015, with built-in cabinets & sink, new flooring, paint & Whirlpool washer/dryer (2022). Extensive updates & extras include radon reduction system (installed in 2022), new main floor high-efficiency furnace (2018), window blinds & interior paint, lighting & fixtures, cedar fence, NewAge cabinets in the oversized garage & fiberglass roof shingles (2007 with 25 year warranty). Surrounded by a mixture of charming original & renovated mid-century homes as well as new builds, here in the Northwest corner of this mature established community close to neighbourhood schools & shopping, walking distance to the Winter Club & Nose Hill Park, only minutes to Confederation Park & quick easy commute to downtown. Everything you've been looking for in your next home is here ready & waiting just for you!

Inclusions:

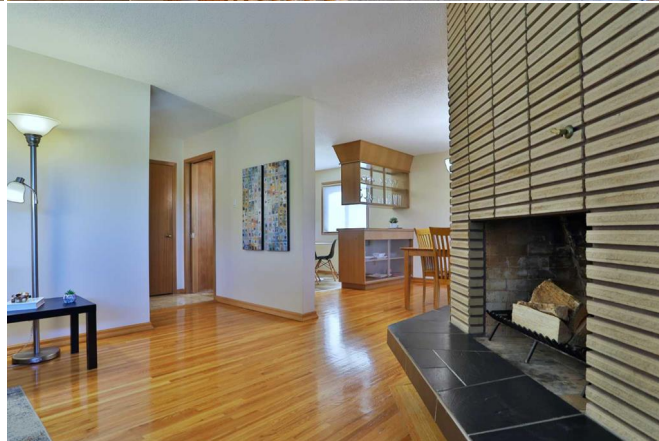
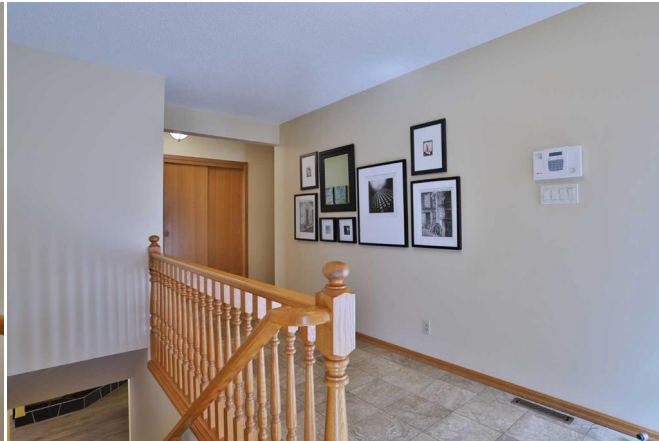
Alarm system hardware, basement fridge, basement stove, moveable shelving in master walk-in closet, radon reduction system, radio/intercom system, wall-mounted bike hooks & tire racks in garage, gun cabinet, NewAge cabinets/workbench/wall panels (with hooks) in garage. Note: vacuflor system

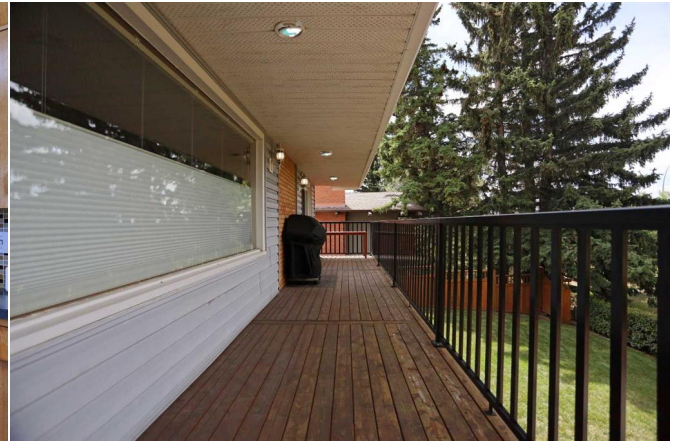
Property Listed By:

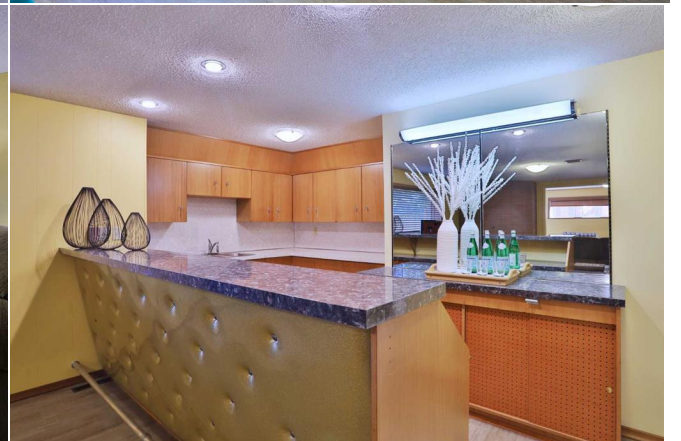
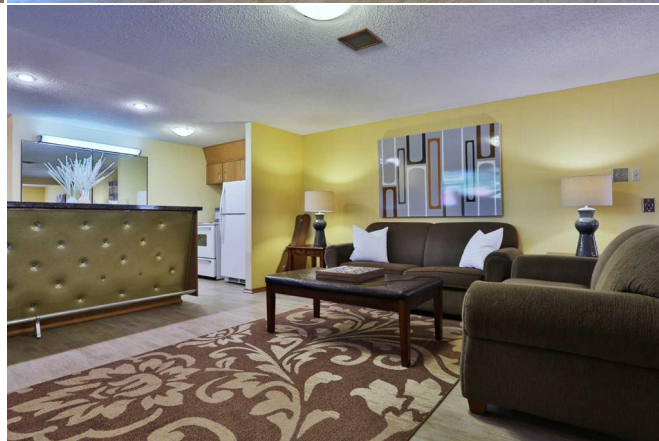
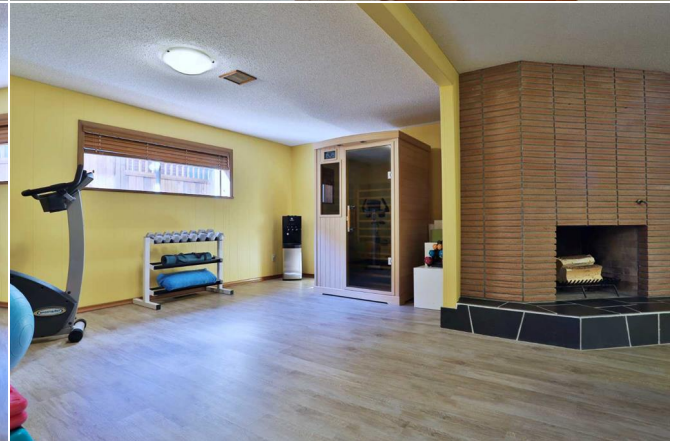
Royal LePage Benchmark

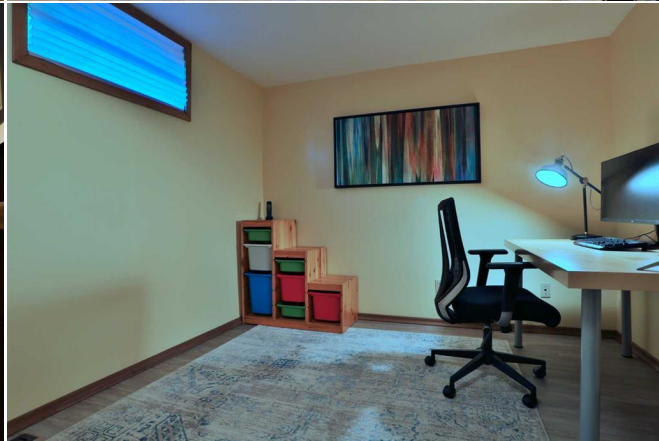
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













27 Coleridge Crescent NW, Calgary, AB

Main Building, Total Exterior Area Above Grade 1865.79 sq ft



Main Floor
Exterior Area 1865.79 sq ft



Basement (Below Grade)
Exterior Area 1772.50 sq ft

0 5 10
ft

PREPARED: 2024/05/29
E|GUIDE

While figures are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.