



THE
A-TEAM

**RE/MAX
FIRST**

75 CHELSEA Street, Calgary T2K 1P1

MLS®#: **A2160691**

Area: **Rosemont**

Listing Date: **08/29/24**

List Price: **\$949,900**

Status: **Active**

County: **Calgary**

Change: **-\$99k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1958**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,381**
Low Sqft:
Ttl Sqft: **1,381**

DOM

20
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Landscaped,Many Trees**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Humidity Control,Natural Gas**

Sewer:
Ext Feat: **Fire Pit,Private Yard**

Construction: **Cedar,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**

Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Freezer,Gas Cooktop,Gas Water Heater,Humidifier,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Bidet,Breakfast Bar,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|----------|---------------|
| Living Room | Main | 25`9" x 15`6" |
| Dining Room | Main | 11`4" x 10`6" |
| 3pc Ensuite bath | Second | 7`6" x 5`7" |
| Bedroom | Second | 10`4" x 13`2" |
| Bedroom | Lower | 11`8" x 10`7" |
| Laundry | Basement | 5`2" x 9`8" |

| Room | Level | Dimensions |
|-------------------|----------|----------------|
| Kitchen | Main | 14`6" x 10`6" |
| Bedroom - Primary | Second | 11`1" x 12`11" |
| Bedroom | Second | 11`1" x 13`5" |
| 4pc Bathroom | Second | 4`11" x 9`2" |
| 4pc Bathroom | Lower | 4`10" x 9`3" |
| Den | Basement | 9`6" x 15`0" |

Furnace/Utility Room

Basement

5`6" x 14`1"

Game Room

Basement

18`4" x 13`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4472HK

Zoning:
R-C1

Remarks

Pub Rmks: **Just move in and enjoy this amazing home finished on all 4 levels in desirable Rosemont. This beautiful home is situated on a massive lot on a quiet street within close proximity to all amenities including schools, parks, shopping and main arteries. The house was completely renovated in 2021 including: NEW plumbing (including hot water tank), NEW electrical, NEW drywall and insulation, NEW energy efficient windows, NEW handscraped hardwood flooring, NEW S/S appliances, NEW Quartz countertops, NEW LED lighting throughout and so much more! An exterior renovation was also completed at the same time which included NEW Stucco/Cedar. Since the renovation in 2021, the roof was replaced in May 2023, a new furnace, humidifier and Central A/C were installed in October 2023 and the washer and dryer were replaced in February 2024! All that awaits are your personal touches. Don't miss your opportunity to own this spectacular property!**

Inclusions:
Property Listed By: **None**
RE/MAX iRealty Innovations

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









