



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1021 17 Avenue, Calgary T2G 1J6**

MLS® #: **A2160939**

Area: **Ramsay**

Listing Date: **09/04/24**

List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1908**  
Lot Information  
Lot Sz Ar: **3,078 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,000**  
Low Sqft:  
Ttl Sqft: **1,000**

DOM

**14**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **1 and Half Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Private,Rectangular Lot**  
Park Feat: **Single Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **Closet Organizers,No Smoking Home,Skylight(s)**  
Utilities:

Room Information

Room                      Level                      Dimensions  
**4pc Bathroom**           **Main**                      **8`11" x 11`7"**  
**Kitchen**                    **Main**                      **9`8" x 11`6"**  
**Office**                      **Main**                      **8`9" x 8`10"**  
**Bedroom**                    **Upper**                      **6`7" x 11`10"**

Room                      Level                      Dimensions  
**Dining Room**            **Main**                      **9`8" x 10`4"**  
**Living Room**            **Main**                      **19`1" x 12`7"**  
**Bedroom**                    **Upper**                      **6`7" x 12`4"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**4040N**

Remarks

Pub Rmks:

**You will absolutely LOVE this RENOVATED character home located on a QUIET Dead End Street in the sought-after community of Ramsay!! A gorgeous front yard with stunning curb appeal welcomes you to this beautiful home which has been updated throughout. Pass an inviting front porch on your way into the BRIGHT and spacious front living room which the seller has tastefully updated with new lighting, white paneling, fresh paint + You will absolutely love the HARDWOOD floors that flow throughout. A bright and cozy dining area is the perfect spot for family dinners and it sides onto the updated kitchen which has been modernized with white Cabinetry, beautiful TILE backsplash, GRANITE countertops and appliance garage. One of the highlights of the home is the 5 piece bathroom which has been completely transformed and features stunning tile work, a clawfoot tub, modern vanity, new lighting, walk-in shower with rain head and laundry area. You will fall in LOVE with this bathroom!! Finishing the main floor is a convenient office area which can be closed off for privacy with a trendy Barn Door. Head upstairs where you will find 2 bedrooms including the primary suite which can fit a KING sized bed and is complete with skylight and built in drawers/cabinets for added storage. The basement has been partially finished and is the perfect spot for a home gym or kids play area. As you step into the beautiful SOUTH facing backyard you will immediately appreciate the privacy, mature trees, spacious multi-tier deck, maintenance-free Landscaping and as an added bonus, enjoy a movie on the outdoor screen which is also included. Parking is a breeze in the oversized garage which offers space for your vehicle + room for additional storage. This beautiful character home is the total package and has SOO MANY things you will LOVE!! RENOVATIONS throughout, 10 ft ceilings on the main floor, oversized single car garage, QUIET Dead End Street, SOUTH facing backyard, newer furnace & hot water tank (2012/2013) plus an unbeatable location which is walking distance to shops, restaurants, craft breweries, Scotsman Hill and of course Downtown!**

Inclusions:  
Property Listed By:

**livingroom TV Mount, Basement TV, Backyard movie screen, garage cabinets and work bench  
Greater Property Group**

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











