



THE
A-TEAM

**RE/MAX
FIRST**

2007 12 Street, Calgary T2M 4R3

MLS®#: **A2161700**

Area: **Capitol Hill**

Listing Date: **09/03/24**

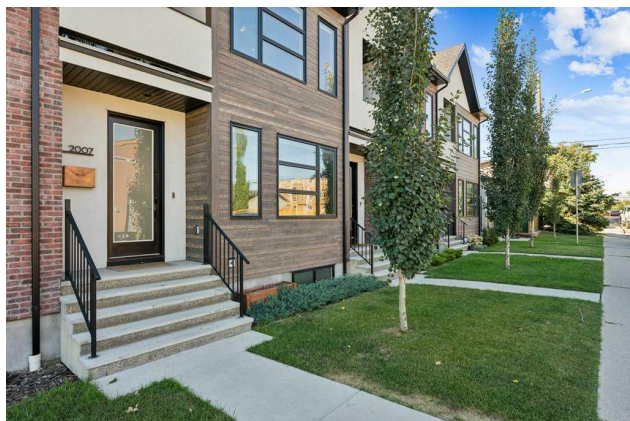
List Price: **\$699,900**

Status: **Pending**

County: **Calgary**

Change: **-\$35k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2019**

Finished Floor Area
Abv Sqft: **1,442**
Low Sqft:
Ttl Sqft: **1,442**

Lot Information

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

DOM

15
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane**
Park Feat: **Single Garage Detached**

Utilities and Features

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

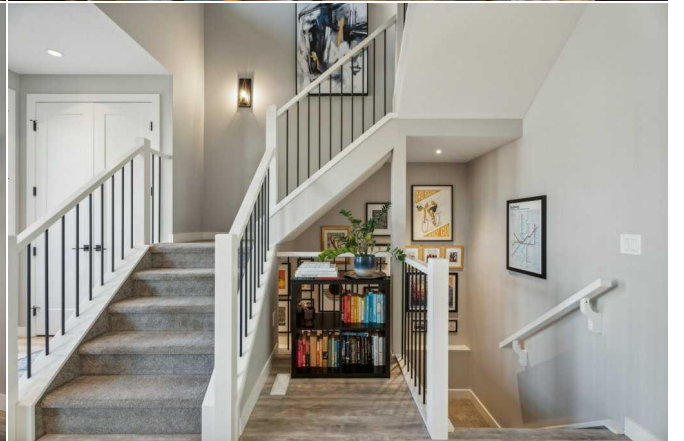
Construction: **Brick,Composite Siding,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl,Wood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Stove,Humidifier,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),High Ceilings,Quartz Counters,Storage,Vinyl Windows**
Utilities:

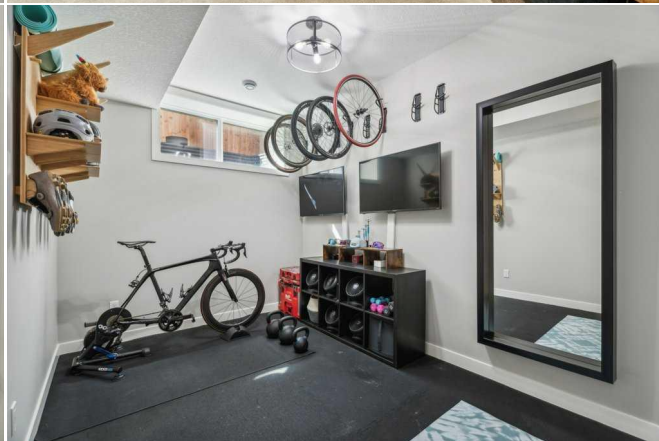
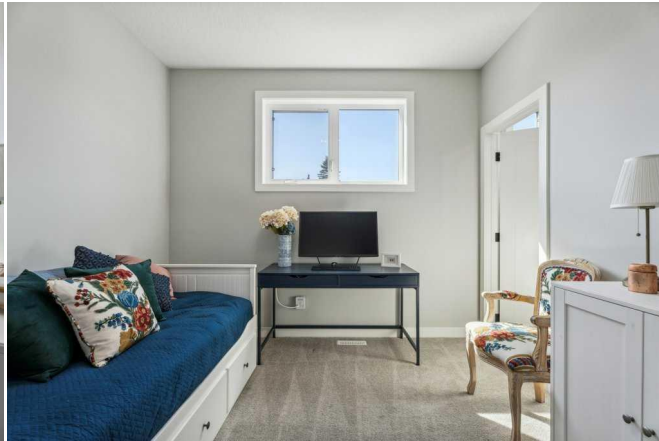
Room Information

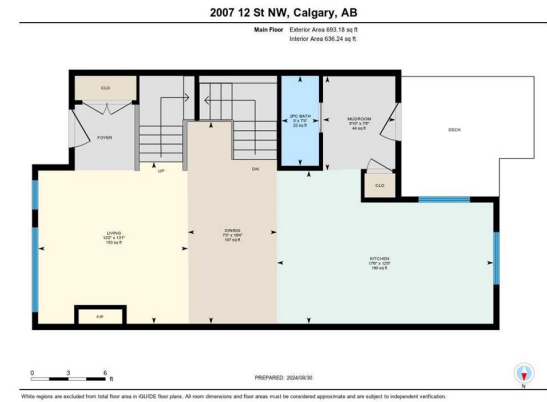
| Room | Level | Dimensions |
|------------------|----------|---------------|
| Living Room | Main | 13`1" x 12`2" |
| 2pc Bathroom | Main | 7`3" x 3`0" |
| Kitchen | Main | 12`5" x 17`6" |
| 4pc Ensuite bath | Second | 9`4" x 10`4" |
| Walk-In Closet | Second | 9`4" x 6`7" |
| 4pc Ensuite bath | Second | 9`3" x 7`3" |
| 4pc Bathroom | Basement | 8`5" x 5`3" |

| Room | Level | Dimensions |
|----------------------|----------|----------------|
| Dining Room | Main | 16`4" x 7`3" |
| Mud Room | Main | 7`8" x 5`10" |
| Bedroom - Primary | Second | 12`4" x 15`11" |
| Laundry | Second | 6`10" x 5`6" |
| Bedroom | Second | 10`7" x 15`3" |
| Game Room | Basement | 19`2" x 11`6" |
| Furnace/Utility Room | Basement | 10`5" x 8`10" |









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2nd Floor Exterior Area 749.84 sq ft
 Interior Area 699.00 sq ft
 Excluded Area 14.22 sq ft



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Basement (Below Grade) Exterior Area 625.87 sq ft
 Interior Area 571.90 sq ft



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Garage Excluded Area 234.75 sq ft

