



THE
A-TEAM

**RE/MAX
FIRST**

158 MAUNSELL Close, Calgary T2E 7C2

MLS®#: **A2162115** Area: **Mayland Heights** Listing Date: **09/04/24** List Price: **\$450,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1979**
 Lot Information
 Lot Sz Ar: **2,497 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **943**
 Low Sqft:
 Ttl Sqft: **943**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow,Side by Side**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Lawn,Landscaped,Rectangular Lot**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Wood Frame**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Laminate Counters,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`11" x 11`1"	Dining Room	Main	8`11" x 8`0"
Bedroom	Main	8`1" x 8`2"	Bedroom	Main	8`1" x 11`4"
Bedroom - Primary	Main	11`11" x 11`7"	4pc Bathroom	Main	
Kitchen	Main	10`6" x 9`1"	Laundry	Lower	7`10" x 6`8"
Family Room	Lower	11`0" x 9`1"	Furnace/Utility Room	Lower	6`2" x 5`9"
3pc Bathroom	Lower		Flex Space	Lower	6`9" x 4`6"
Bedroom	Lower	9`6" x 10`11"	Storage	Lower	19`2" x 13`1"

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	7811373

Remarks

Pub Rmks: **Ever dreamed of living in the inner city, in an open concept BUNGALOW, with 3 bedrooms upstairs, full basement and be able to afford it? Welcome HOME. Stepping inside you'll love the open concept great room - kitchen, with beautiful bamboo hardwood flowing throughout. The kitchen feature has ample cupboard and the microwave hoodfan combo save precious countertop space. A generously sized master, 2 kid bedrooms (or den), and 4 piece bathroom are down the hall. The entire main level has been painted in neutral tones. The lower level offers a 4th bedroom, 2nd full bathroom, ample storage, and more. The vinyl windows will help keep your utility bill low. Enjoy practically unlimited parking across the street. The location is ideal, with 2 schools only 1000 ft away (elementary + junior high), 1 mile to Calgary's transportation center (Deerfoot + Memorial), 1 mile to a mall, and under 3 miles to Calgary tower. Taking public transit? The MaxWell LRT station is under 1 mile. And for the for the ultimate week get-away experience Bragg Creek is a short 41 minutes away. This home has it ALL. Coveted 1 level living with 3+1 bedrooms + 2 full baths. Full basement. Amazing location. Affordable price. What more could you hope for? Call today for your private viewing.**

Inclusions: **NA**

Property Listed By: **MaxWell Experts Plus Realty**

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