3025 ROXBORO GLEN Road, Calgary T2S 1T9

MLS®#:	**A2162443**	Area:	**Roxboro**	Listing Date:	**09/01/24**	List Price:	**$1,950,000**
Status:	**Pending**	County:	**Calgary**	Change:	**None**	Association:	**Fort McMurray**

General Information

Prop Type:	**Residential**			**DOM**	
Sub Type:	**Detached**			**17**	
City/Town:	**Calgary**	Finished Floor Area		**Layout**	
Year Built:	**1942**	Abv Sqft:	**1,945**	Beds:	**3 (3)**
Lot Information		Low Sqft:		Baths:	**2.0 (2 0)**
Lot Sz Ar:	**9,623 sqft**	Ttl Sqft:	**1,945**	Style:	**Bungalow**
Lot Shape:					
				Parking	
				Ttl Park:	**2**
				Garage Sz:	**2**
Access:					
Lot Feat:	**Back Lane,Back Yard,Front Yard,Lawn,Rectangular Lot,See Remarks**				
Park Feat:	**Double Garage Detached**				

Utilities and Features

Roof:	**Shake**	Construction:	
Heating:	**Forced Air,Natural Gas**		**Wood Siding**
Sewer:		Flooring:	
Ext Feat:	**Other**		**Carpet,Hardwood,Tile**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete
Kitchen Appl:	**None**		
Int Feat:	**Natural Woodwork**		
Utilities:			

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	**Main**	**15`1" x 11`2"**	**3pc Ensuite bath**	**Main**	**13`8" x 6`6"**
Bedroom - Primary	**Main**	**13`7" x 12`4"**	**Bedroom**	**Main**	**14`1" x 12`7"**
5pc Bathroom	**Main**	**10`2" x 8`10"**	**Kitchen**	**Main**	**15`3" x 17`0"**
Living/Dining Room Combination	**Main**	**28`1" x 16`10"**	**Den**	**Main**	**12`1" x 13`10"**

Legal/Tax/Financial

Title:		Zoning:

Fee Simple   **R-C1**

Legal Desc: **1290AJ**

Remarks

Pub Rmks: **Fabulous opportunity to build on this amazing lot on Roxboro Glen Road SW.**
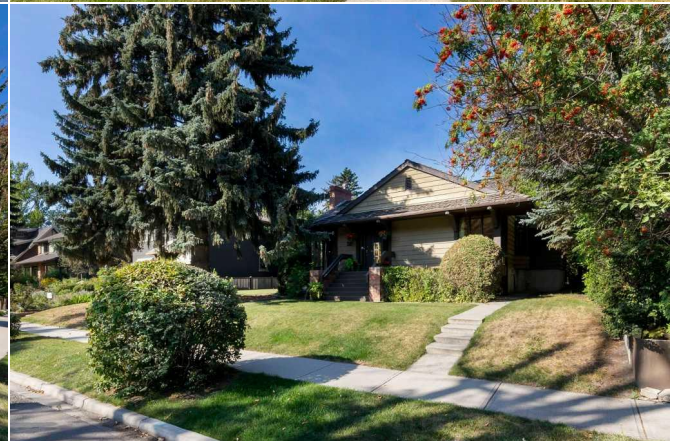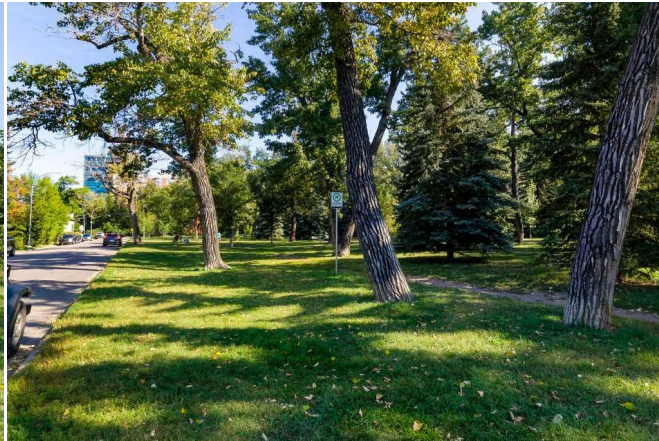Inclusions: **All as is where is as left by the sellers**
Property Listed By: **Knag Real Estate & Property Management Ltd.**

3025 Roxboro Glen Rd SW, Calgary, AB

Main Floor   Exterior Area 1945.57 sq ft
Interior Area 1869.90 sq ft

PREPARED: 2024/09/04

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

3025 Roxboro Glen Rd SW, Calgary, AB

Basement (Below Grade)   Exterior Area 1131.91 sq ft
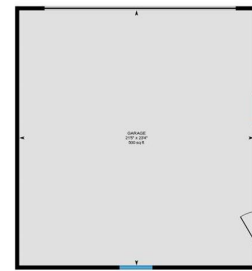Interior Area 1042.11 sq ft

PREPARED: 2024/09/04

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3025 Roxboro Glen Rd SW, Calgary, AB

Detached Garage   Exterior Area 534.30 sq ft
Interior Area 500.25 sq ft

PREPARED: 2024/09/04

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