



THE
A-TEAM

**RE/MAX
FIRST**

5007 VANTAGE Crescent, Calgary T3A 1X6

MLS® #: **A2162582** Area: **Varsity** Listing Date: **09/05/24** List Price: **\$699,000**
 Status: **Active** County: **Calgary** Change: **-\$50k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **510 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,130**
 Low Sqft:
 Ttl Sqft: **1,130**

DOM

14
Layout
 Beds: **6 (3 3)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Front Yard,Lawn**
 Park Feat: **Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Eat in Kitchen	Main	13`5" x 9`11"	Living Room	Main	15`0" x 13`10"
Dining Room	Main	11`6" x 8`5"	Bedroom - Primary	Main	13`3" x 11`1"
Bedroom	Main	11`1" x 10`0"	Bedroom	Main	12`6" x 8`0"
4pc Bathroom	Main	11`1" x 4`11"	Foyer	Main	7`4" x 4`2"
Family Room	Basement	14`2" x 12`10"	Bedroom	Basement	12`8" x 8`4"
Bedroom	Basement	9`7" x 9`1"	Bedroom	Basement	14`5" x 10`9"

Laundry
3pc Bathroom

Basement
Basement

11'0" x 10'3"
7'7" x 6'3"

Furnace/Utility Room

Basement

9'9" x 7'7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

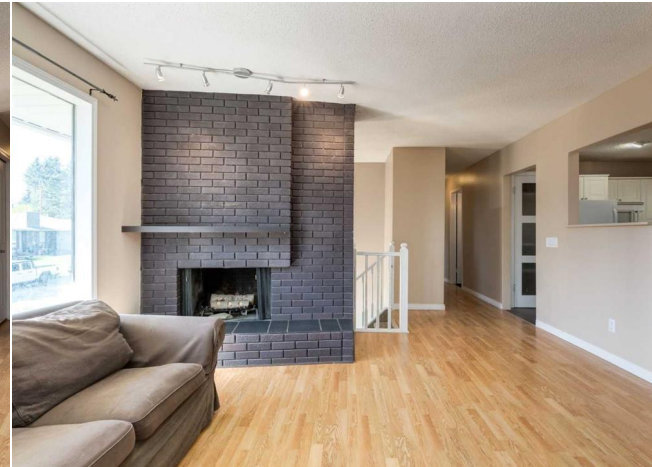
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Remarks

Pub Rmks: **Charming Bilevel Home in the great community of Varsity - Perfect for Families or Investors! This home comes with SIX spacious bedrooms—three on the main level and three downstairs—this home is ideal for large families or Investors as this house is super close to the University of Calgary. The main floor features a bright living room with a wood fireplace that flows seamlessly into the dining area, perfect for entertaining or cozy family dinners. The kitchen is well-appointed, offering plenty of counter space and cabinet space. A door leads out to the back deck and massive flat backyard, perfect for hosting friends and family. Three generously sized bedrooms and a full bathroom with access from both the primary bedroom and the hallway complete this level, providing comfortable living space for the entire family. The lower level boasts three additional bedrooms - plenty of space for home offices and extra rooms for guests or a gym, a second full bathroom, a large family room with another fireplace, and a large laundry room. New roof installed in 2013, as well as a new furnace and hot water tank in 2022. Large back deck was added this year! Located in a quiet, family-friendly neighborhood, this home is close to parks, schools, and all the amenities Varsity has to offer. Whether you're looking to settle down or invest in a property with great potential, this is one to come see!**

Inclusions:
Property Listed By: **N/A**
RE/MAX iRealty Innovations

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





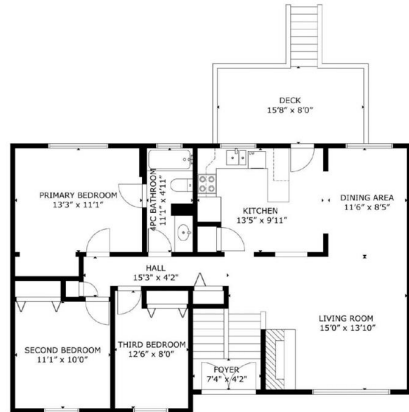




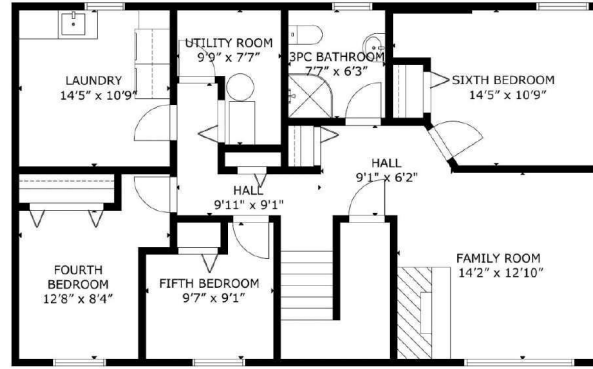








MAIN LEVEL



BASEMENT