



THE
A-TEAM

**RE/MAX
FIRST**

96 CHINOOK Drive, Calgary T2V 2P9

MLS®#: **A2162691** Area: **Chinook Park** Listing Date: **09/05/24** List Price: **\$724,900**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1958** Abv Sqft: **1,447**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,995 sqft** Ttl Sqft: **1,447**
 Lot Shape:

DOM

14
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:
 Lot Feat: **Front Yard,Lawn,Rectangular Lot,Treed**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard,Boiler**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s)**
 Int Feat: **No Animal Home,No Smoking Home,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`9" x 12`0"
Living Room	Main	15`1" x 19`6"
Bedroom	Upper	10`2" x 11`8"
Mud Room	Lower	4`3" x 9`1"
Laundry	Basement	10`6" x 21`5"
5pc Bathroom	Upper	7`10" x 8`9"

Room	Level	Dimensions
Dining Room	Main	9`4" x 11`3"
Bedroom - Primary	Upper	10`9" x 13`6"
Bedroom	Upper	9`2" x 9`10"
Family Room	Basement	14`6" x 16`5"
2pc Bathroom	Lower	3`10" x 6`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5904HM

Zoning:
R-C1

Remarks

Pub Rmks: **Coveted Chinook Park, don't miss this opportunity to move into an amazing community! This 4-level split offers a functional layout and is situated on a quiet tree-lined street. The main level boasts a large living room that can accommodate a variety of furniture options, a spacious dining room for family dinners & a kitchen with ample cabinet/counter space and a breakfast nook. The upper floor is home to 3 bedrooms & a 5pc bathroom. The fully finished basement as a large family room, laundry room and ample storage space. The house has been updated with vinyl windows windows throughout. The stunning & private south-facing backyard comes complete with a full fence, mature trees and deck. The property has alley access so the opportunity to add an oversized garage is an option! Enjoy the convenience of this amazing location in regards to amenities and access to downtown! The house has been updated with vinyl windows windows throughout.**

Inclusions: **BBQ**
Property Listed By: **eXp Realty**

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







