



THE
A-TEAM

**RE/MAX
FIRST**

202 SARATOGA Close, Calgary T1Y 7A1

MLS®#: **A2163662** Area: **Monterey Park** Listing Date: **09/06/24** List Price: **\$524,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1995** Abv Sqft: **975**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,121 sqft** Ttl Sqft: **975**
 Lot Shape:

DOM

75
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Vinyl**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|----------|----------------|--------------------------|----------|---------------|
| Living Room | Main | 15`8" x 10`10" | Kitchen With Eating Area | Main | 13`1" x 9`9" |
| Laundry | Main | 3`7" x 2`10" | Bedroom - Primary | Upper | 11`0" x 10`2" |
| Bedroom | Upper | 9`1" x 7`5" | Bedroom | Upper | 8`9" x 7`11" |
| Bedroom | Basement | 10`7" x 8`3" | Laundry | Basement | 6`10" x 5`6" |
| Living Room | Basement | 13`11" x 13`2" | 2pc Bathroom | Main | 6`2" x 3`11" |
| 4pc Bathroom | Upper | 7`8" x 4`11" | 3pc Ensuite bath | Basement | 7`7" x 3`5" |

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-C2**

Legal Desc:

9411515

Remarks

Pub Rmks:

"Welcome to your future home or investment opportunity in Monterey Park! This stunning 2-story house boasts a well-developed basement with a separate entry, offering versatility and rental income. The main floor features a gorgeous living room, spacious kitchen, dining area, and convenient stacked laundry, while upstairs you'll find 3 generously sized bedrooms with ample closet space and a full washroom. The basement includes a spacious living area, a good-sized bedroom, a full washroom, and a separate stacked laundry unit along with a small kitchen, perfect for guests or tenants. The entire house has been recently upgraded with clean vinyl flooring and fresh paint, ensuring a modern and inviting atmosphere throughout. Outside, the property offers a long and spacious rectangular backyard with the potential to add a garage or secondary unit, taking advantage of the R-C2 zoning. The professionally graveled low-maintenance backyard and sides of the house make upkeep a breeze, allowing you to spend more time enjoying your space. Additionally, the provision to park recreational vehicles or cars adds convenience for homeowners or tenants. Don't miss out on this opportunity to own a beautiful home with income potential in a desirable neighborhood. Schedule your showing today!"

Inclusions:

N/A

Property Listed By:

MaxWell Central

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





