



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3619 3 Street, Calgary T2S 1V6**

MLS®#: **A2163825**

Area: **Parkhill**

Listing Date: **09/06/24**

List Price: **\$899,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1981**

Finished Floor Area

Abv Sqft: **1,758**

Low Sqft:

Ttl Sqft: **1,758**

Lot Information

Lot Sz Ar: **3,003 sqft**

Lot Shape:

DOM

**13**

Layout

Beds: **3 (1 2 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Treed**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer**  
Int Feat: **Built-in Features,Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>10`0" x 14`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`9" x 11`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`2" x 16`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>9`3" x 48`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`5" x 14`10"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>7`0" x 11`7"</b>
<b>Family Room</b>	<b>Main</b>	<b>13`0" x 16`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`0" x 16`0"</b>
<b>Laundry</b>	<b>Lower</b>	<b>6`0" x 12`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**9235**

Remarks

Pub Rmks: **Parkhill Perfection. This beautiful 3 bedroom treehouse in Parkhill is the ideal location mid block on 3rd st SW-a minute to the ridge. Front room leaves a lot of possibilities for office, piano, playroom or den. Eat in kitchen and west facing living room with wood burning fireplace. West sunny back yard with single garage. Upstairs you'll find a master suite with full size tub and walk in closets and living area perfect for bonus room or future bedrooms. Romantic vaulted ceilings with fantastic west windows. Basement area presents with 2 more bedrooms and bathroom and laundry. Walk to ridge and pathway system in a moment and downtown in 20 minutes. Great schools and easy access everywhere.**

Inclusions:  
Property Listed By: **n/a**  
**Real Estate Professionals Inc.**

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









