



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2906 23 Avenue, Calgary T3E 0J1**

MLS®#: **A2164007**

Area: **Killarney/Glengarry**

Listing Date: **09/19/24**

List Price: **\$595,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1999**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,473**  
Low Sqft:  
Ttl Sqft: **1,473**

DOM

**-0**  
Layout  
Beds: **2 (2 )**  
Baths: **3.0 (2 2)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **On Street,Quad or More Detached**

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Granite Counters,Pantry,Skylight(s),Storage,Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`6" x 4`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`6" x 10`1"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>10`0" x 7`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 14`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`11" x 14`6"</b>
<b>Den</b>	<b>Basement</b>	<b>10`1" x 8`0"</b>
<b>Storage</b>	<b>Basement</b>	<b>21`5" x 8`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>16`6" x 10`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`3" x 12`7"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>10`2" x 5`8"</b>
<b>Other</b>	<b>Second</b>	<b>8`10" x 8`1"</b>
<b>2pc Bathroom</b>	<b>Basement</b>	<b>5`7" x 5`4"</b>
<b>Game Room</b>	<b>Basement</b>	<b>15`10" x 21`9"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`10" x 11`11"</b>

Condo Fee:  
**\$320**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d72**

Legal Desc: **0012222**

Remarks

Pub Rmks: **This beautiful 2-bedroom home has 2 full bathrooms, 2 half bathrooms and has been updated with modern touches that you will fall in love with. Step into the kitchen featuring sleek granite countertops, a stainless steel fridge, dishwasher, and stove - ideal for anyone who enjoys cooking and entertaining. The spacious living room centres around a stunning feature wall with creative shelving solutions to style to your heart's desire and a gas fireplace, creating a warm and cozy atmosphere. Brand new, fresh carpet in the basement ensure this home is both stylish and comfortable. Upstairs, the flex space, bathed in natural light from the skylight, offers the perfect spot for a home office or study area. Outside, enjoy your private backyard complete with a gazebo, grassy space, and deck - perfect for soaking up Calgary's sunny days. This home is nestled in the heart of Calgary's Killarney/Glengarry neighbourhood. Just 15 minutes from the core, this community is a beautiful blend of classic charm and modern convenience, offering a warm lifestyle for families, professionals, and anyone looking to enjoy the best of city living. The Killarney-Glengarry Community Association hosts family-friendly events, while 17th Ave provides fun options for dining, shopping, and entertainment. Plus, with the Killarney Aquatic and Recreation Centre just minutes away, you'll have easy access to fitness and swimming. Surrounded by neighbourhood parks (even an off leash dog park) there is ample opportunities for outdoor fun.**

Inclusions: **Backyard Gazebo, Feature Wall Shelving in Living Room, Mirror in Living Room, Shelving in flex space on second floor.**

Property Listed By: **Century 21 PowerRealty.ca**

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





















