



THE
A-TEAM

**RE/MAX
FIRST**

933 DRURY Avenue, Calgary T2E 0M3

MLS® #: **A2164843**

Area: **Bridgeland/Riverside**

Listing Date: **09/11/24**

List Price: **\$799,900**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 25-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1995**

Lot Information

Lot Sz Ar: **4,402 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,664**
Low Sqft:
Ttl Sqft: **1,664**

DOM

72
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Front Yard,Rectangular Lot,Sloped,Views**
Park Feat: **Single Garage Detached**

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,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete,See Remarks**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Granite Counters,High Ceilings,No Smoking Home,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`5" x 4`6"	Dining Room	Main	14`6" x 11`4"
Foyer	Main	5`5" x 10`2"	Kitchen	Main	13`7" x 18`4"
Living Room	Main	15`2" x 12`11"	3pc Ensuite bath	Second	11`7" x 3`11"
4pc Bathroom	Second	7`6" x 8`11"	Bedroom	Second	10`2" x 12`9"
Bedroom	Second	8`9" x 15`0"	Bedroom - Primary	Second	19`4" x 20`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

8150AN

Remarks

Pub Rmks:

Welcome to the captivating residence on Drury Avenue, situated on a generous R2 lot with mature trees, this home combines a warm, friendly atmosphere with the convenience of being close to downtown Calgary. This 2 Storey home is prime location, with downtown city skyline views. This beautifully designed home features an open concept floor plan that welcomes you with soaring 9-foot ceilings and elegant oak hardwood floors. Sunlight floods the space through large bay windows, creating a warm and inviting ambiance. New carpet and fresh paint throughout the home. Step out onto the expansive south-facing deck with glass railing, ideal for enjoying sunny afternoons and hosting barbecues. The spacious kitchen is a chef's delight, featuring granite countertops, stainless steel appliances, and a convenient breakfast bar that's perfect for both casual family meals and entertaining guests. The main level also includes a formal dining room and a stylish modern half bath. Upstairs, you'll find brand new carpet throughout, top floor laundry, three bright and airy bedrooms, including a large primary suite with vaulted ceilings, an updated 3pc ensuite with heated floors, large walk-in closet and city views. A full bath serves the additional bedrooms, ensuring ample convenience for family and guests. The unfinished basement is great for storage or offers great potential for customization, making it an excellent space for a playroom, home gym, or extra living area. Single Detached garage off the back lane. Beyond the property itself, Bridgeland community offers an array of attractions and amenities that make this location truly special. Located just minutes from the Calgary Zoo and Telus Spark, you and your family will have easy access to some of the city's most exciting cultural and recreational experiences. Bridgeland is renowned for its vibrant community spirit, rich history, and eclectic mix of local shops, cafes, and parks, all contributing to a unique and dynamic living experience. Don't miss your chance to make this remarkable residence your own—schedule a viewing today and discover all that this charming home and its community have to offer!

Inclusions:
Property Listed By:

None
Real Broker

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











