



THE
A-TEAM

**RE/MAX
FIRST**

9 SPRING Crescent, Calgary T3H 3V1

MLS® #: **A2165443** Area: **Springbank Hill** Listing Date: **09/12/24** List Price: **\$759,000**
 Status: **Active** County: **Calgary** Change: **-\$29k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **4,499 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,617**
 Low Sqft:
 Ttl Sqft: **1,617**

DOM

7
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Cooktop,Garage Control(s),Range Hood,Washer/Dryer,Window Coverings**
 Int Feat: **Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 13`5"	Dining Room	Main	12`6" x 8`9"
Nook	Main	9`2" x 8`7"	Kitchen	Main	10`4" x 13`0"
2pc Bathroom	Main	4`11" x 5`0"	Bedroom	Upper	10`4" x 9`10"
Bedroom	Upper	10`5" x 13`0"	3pc Ensuite bath	Upper	4`11" x 8`5"
3pc Bathroom	Upper	4`0" x 8`5"	Bedroom - Primary	Upper	11`11" x 13`7"
3pc Bathroom	Basement	7`4" x 6`0"	Bedroom	Basement	11`3" x 10`2"
Family Room	Basement	12`2" x 20`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

9811064

Remarks

Pub Rmks: **Beautiful 2-storey with over 2100sf of developed living space including a professionally finished basement in Springbank hill! Central air conditioning, huge windows bringing in plenty of natural ligh. A wonderfull family home painted in contemporary earth tones w rich hardwood floors in the foyer,kitchen & nook & warm berber carpet in most living areas. The main level includes a dining room (flex room),family room w a gas fireplace,kitchen w numerous white cabinets & island. The eating nook has patio doors opening to a large deck w benches & a west facing rear yard, fabulous for evening BBQ's. The upstairs features a large master bedroom w 4 piece ensuite plus 2 ample bedrooms sharing a 4 piece bath. The professionally developed basement includes a large 4th bedroom that can be used as a den,3 piece guest bath & rec room (wired for home theatre) and a dry bar. Close to Griffith Woods School (K-9), Ernest Manning High School, Rundle College (K-12), Ambrose University, West Side Rec, the 69 Street C-Train Station, Aspen Landing, and West Hills Shopping.**

Inclusions:
Property Listed By: **n/a
Grand Realty**

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









