



THE
A-TEAM

**RE/MAX
FIRST**

40 STRATHEARN Rise, Calgary T3H 1R6

MLS®#: **A2166747** Area: **Strathcona Park** Listing Date: **09/18/24** List Price: **\$649,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 12-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **4,542 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,195**
 Low Sqft:
 Ttl Sqft: **1,195**

DOM

63
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Pie Shaped Lot**
 Park Feat: **Off Street**

Utilities and Features

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

Construction: **Metal Siding ,Wood Frame**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **No Smoking Home,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`2" x 9`8"	Dining Room	Main	11`7" x 9`8"
Foyer	Main	5`6" x 4`2"	Den	Main	11`7" x 11`1"
Bedroom - Primary	Second	12`9" x 11`9"	3pc Ensuite bath	Second	6`4" x 6`1"
Bedroom	Second	9`8" x 9`1"	Bedroom	Second	10`10" x 9`1"
4pc Bathroom	Second	8`6" x 4`11"	Living Room	Lower	15`11" x 15`10"
Bedroom	Lower	11`5" x 8`10"	Laundry	Lower	6`2" x 5`9"
3pc Bathroom	Lower	6`2" x 4`11"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8110241

Remarks

Pub Rmks: **Welcome to this warm and inviting move-in ready home in desirable Strathcona Park. Airbnb Investment Opportunity! - Perfect for those who are looking at purchasing a property and renting it out to guests on a short-term basis. This house is 1,187 sq. ft. with 4 bedrooms and an optional 5th, large dining room and rec room, 3 baths, stainless steel appliances and laundry with lots of storage for skis, snowboards and or bikes. This bi-level is a 5 minute walk to the train to get downtown for Stampede or concerts, and less than an hour to the ski slopes with the completion of Ring Road. It is located in Strathcona Park on a quiet cul de sac with a children's playground in the neighbourhood. Walking distance to a large trail system and a short drive to some of Calgary's top schools. Outside, the fenced backyard provides space for outdoor activities and living, perfect for entertaining or relaxation. Recent updates of \$35,000 include a new furnace and air conditioning, shingles and paint inside and out.**

Inclusions:
Property Listed By: **N/A**
RE/MAX House of Real Estate

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







