

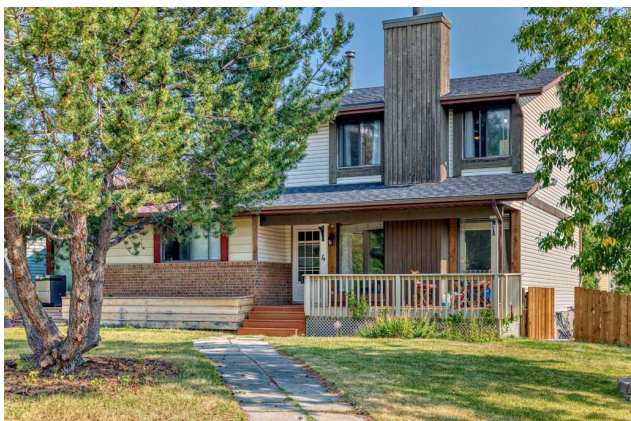


THE
A-TEAM

**RE/MAX
FIRST**

4 STRATHCONA Crescent, Calgary T3H1L1

MLS®#: **A2166751** Area: **Strathcona Park** Listing Date: **09/18/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **4,079 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Environmental Reserve,Front Yard,Lawn,Reverse Pie Shaped Lot**
 Park Feat: **Single Garage Detached**

Finished Floor Area

Abv Sqft: **1,199**
 Low Sqft:
 Ttl Sqft: **1,199**

DOM

1
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **3**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame,Wood Siding**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Instant Hot Water,Microwave,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
 Int Feat: **Breakfast Bar**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|----------------------|-------|---------------|-------------------|-------|----------------|
| Dining Room | Main | 9`9" x 10`3" | Kitchen | Main | 9`7" x 10`3" |
| 3pc Bathroom | Main | 7`2" x 5`0" | Living Room | Main | 14`11" x 13`1" |
| Entrance | Main | 4`0" x 8`2" | Bedroom - Primary | Upper | 13`10" x 10`3" |
| Walk-In Closet | Upper | 5`1" x 7`2" | 4pc Bathroom | Upper | 4`11" x 8`2" |
| Bedroom | Upper | 8`5" x 10`11" | Bedroom | Upper | 10`5" x 9`9" |
| Furnace/Utility Room | Main | 7`2" x 11`2" | Storage | Main | 11`1" x 11`1" |
| Laundry | Main | 3`2" x 5`6" | Family Room | Main | 18`3" x 13`0" |

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

7910797

Remarks

Pub Rmks: **Visit REALTOR® website for additional information. Great family home in Strathcona Park! This 3 bedroom, 2 bath semi detached house has a bright living room with large windows. There's a wood burning fireplace for the cold winter nights. The large kitchen is a great space with recently upgraded appliances. A 3 pc. washroom completes this level. Upstairs are 3 well appointed bedrooms, and a 4 pc washroom. The Primary bedroom has a large walk-in closet. The basement has a finished flex space + tons of storage. Outside is a deck overlooking a nice sized yard and an oversized single detached garage. Recent upgrades include roof and a tankless water heater! This home is a short walk to the LRT, close to shopping and great schools in the area. Strathcona Park is unique by having access to a 23 hectare Environmental Reserve/Park with ravines, off leash parks and bike paths- truly an Urban Oasis.**

Inclusions:
Property Listed By: **N?A
PG Direct Realty Ltd.**

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

