

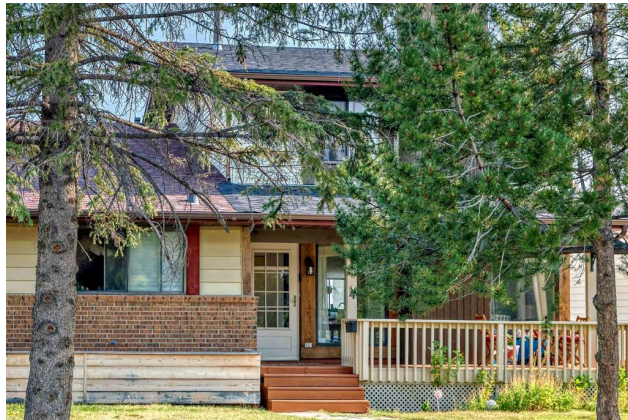


THE
A-TEAM

**RE/MAX
FIRST**

4 STRATHCONA Crescent, Calgary T3H1L1

MLS®#: **A2166751** Area: **Strathcona Park** Listing Date: **09/18/24** List Price: **\$579,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 05-Nov** 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:

Finished Floor Area
 Abv Sqft: **1,199**
 Low Sqft:
 Ttl Sqft: **1,199**

DOM

64
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Environmental Reserve,Front Yard,Lawn,Reverse Pie Shaped Lot**
 Park Feat: **Single Garage Detached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame,Wood Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 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



