



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1405 24 Street, Calgary T3C 1H9**

MLS® #: **A2166850**

Area: **Shaganappi**

Listing Date: **09/18/24**

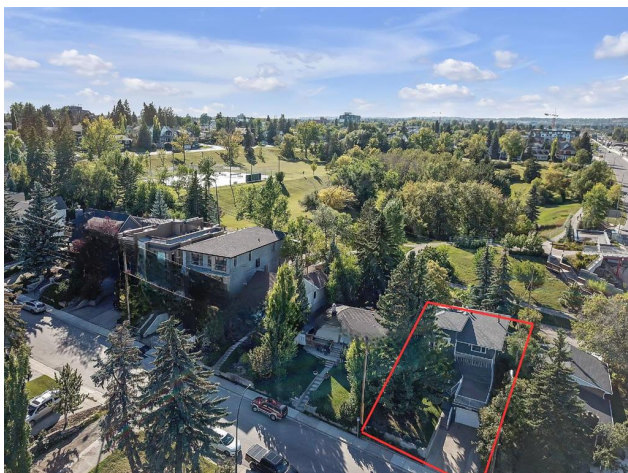
List Price: **\$899,900**

Status: **Pending**

County: **Calgary**

Change: **-\$40k, 06-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1948**

Finished Floor Area

Abv Sqft: **2,454**  
Low Sqft:  
Ttl Sqft: **2,454**

Lot Information

Lot Sz Ar: **5,629 sqft**  
Lot Shape:

DOM

**125**  
Layout  
Beds: **5 (3 2)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Backs on to Park/Green Space,City Lot,Front Yard,Lawn,Interior Lot,No Neighbours Behind,Landscaped,Level,Many Trees,Rectangular Lot,See Remarks,Treed Concrete Driveway,Double Garage Attached,Front Drive,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Built-in Barbecue,Private Yard**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Microwave,Range Hood,Washer,Window Coverings**  
Int Feat: **Closet Organizers,Granite Counters,Jetted Tub,Kitchen Island,No Smoking Home,Separate Entrance,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`0" x 3`5"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>6`7" x 5`11"</b>
<b>Den</b>	<b>Main</b>	<b>10`11" x 10`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 14`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`7" x 10`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`7" x 5`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`7" x 13`4"</b>	<b>Office</b>	<b>Main</b>	<b>11`1" x 11`7"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`4" x 5`1"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`10" x 15`9"</b>

**Bedroom**  
**Bedroom - Primary**  
**3pc Bathroom**  
**Bedroom**  
**Storage**

**Upper**  
**Upper**  
**Basement**  
**Basement**  
**Basement**

**12`11" x 12`11"**  
**15`0" x 29`1"**  
**6`6" x 6`0"**  
**10`8" x 9`4"**  
**11`5" x 10`0"**

**Bedroom**  
**Walk-In Closet**  
**Bedroom**  
**Game Room**

**Upper**  
**Upper**  
**Basement**  
**Basement**

**10`5" x 10`8"**  
**12`6" x 9`7"**  
**13`1" x 10`6"**  
**20`1" x 16`9"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**5536R**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**Experience the perfect blend of charm and architectural design in this stunning inner-city home. Nestled against Shaganappi Park, this property offers tranquil surroundings while being just a 3-minute walk from the LRT for a seamless commute downtown. With nearly 3,500 square feet of developed living space, this home provides unmatched features for its location and price. Step inside to find elegant arched entryways, solid oak floors, and three cozy gas fireplaces. Enjoy three outdoor living spaces: a front patio with skyline views, a west-facing backyard with a built-in Lynx BBQ, and a private balcony off the primary suite. The kitchen is a chef's dream, featuring granite countertops, an island with an eat-up bar, and high-end appliances like a Miele steam oven and Sub-Zero fridge. The primary bedroom is a 400-square-foot sanctuary, complete with a sitting area, an oversized walk-in closet with a laundry chute, and a spa-like 5-piece ensuite. With five bedrooms and three and a half bathrooms, the home offers versatile spaces for family living and working from home. Recent updates include triple-pane windows (2023) for noise reduction and thermal efficiency, a new water tank (2020), a backyard chain-link fence (2021), and a comprehensive security system with 24/7 local recording. The furnace and washer/dryer were updated in 2017, and a Nest smart thermostat enhances comfort and efficiency. The location is unbeatable, with quick access to downtown via Bow Trail and a short walk to the Shaganappi train station. Cyclists will love the direct access to bike paths leading to the river pathway. Shaganappi Park, just behind the home, offers off-leash dog areas, playgrounds, and a creek that stays active in winter. In colder months, the park becomes a top spot for tobogganing. The Shaganappi Community Association adds to the community charm with a tennis court, basketball court, clubhouse, and seasonal amenities like a hockey rink and skating rink. Originally built in 1948, the home was extensively renovated in 1989/90, adding the kitchen, dining area, second floor, and tandem garage. The main floor is versatile, with multiple work-from-home stations, and the second-floor hobby room can serve as an extra bedroom. This home is a unique blend of luxury, convenience, and community spirit in one of the city's most sought-after neighborhoods. Don't miss the chance to make it yours.**

Inclusions:  
 Property Listed By:

**N/A**  
**Real Broker**

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

