



THE A-TEAM

RE/MAX FIRST

348 ADAMS Crescent, Calgary T2J 0T6

MLS®#: A2167207 Area: Acadia Listing Date: 09/19/24 List Price: \$725,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1965
Lot Information
Lot Sz Ar: 5,252 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,000
Low Sqft:
Ttl Sqft: 1,000

DOM: 0
Layout
Beds: 4 (3 1)
Baths: 2.0 (2 0)
Style: Bungalow
Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Yard Lights, Rectangular Lot
Park Feat: Double Garage Detached, Heated Garage, Insulated, See Remarks

Utilities and Features

Roof: Asphalt Shingle
Heating: High Efficiency, In Floor, Forced Air
Sewer:
Ext Feat: Lighting, Private Entrance, Private Yard

Construction: Stone, Stucco, Wood Frame
Flooring: Carpet, Laminate, Tile
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Open Floorplan, Recessed Lighting, Soaking Tub
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc: 3075JK
Zoning: R-C1

Remarks

Pub Rmks:

Completely & beautifully renovated bungalow with illegal 1 bedroom basement suite, located on a quiet street backing onto greenspace in the established community of Acadia! The open main level presents top quality laminate, carpet & travertine flooring & an abundance of recessed lighting & stylish light fixtures, showcasing the living room with lineal electric fireplace which is open to the kitchen that's tastefully finished with granite counter tops, eating bar, maple cabinets with under cabinet lighting, travertine backsplash & stainless steel appliance package, including a built-in drawer microwave. There are also 3 bedrooms & a 5 piece bath with maple vanity, dual sinks, travertine tile throughout, custom mirrors & recessed & toe-kick lighting on the main level. The illegal 1 bedroom basement suite has also been renovated, featuring a spacious living room with lineal fireplace, kitchen with plenty of storage space & eating bar, a 3 piece bath with heated floor & porcelain & ceramic tile. A laundry room completes the basement level. Other notable features include central air conditioning, all new doors & trim & a high efficiency furnace. Outside, enjoy the attractively landscaped front yard with flagstone walkway & immaculate, secluded back yard with cedar fencing, large concrete patio & landscaping lighting. The double detached garage is insulated, heated & includes a 240V receptacle. The location can't be beat - close to Acadia Athletic Park, Acadia Community Association, many schools, shopping, public transit & easy access to Macleod & Blackfoot Trails as well as Southland & Heritage Drives.

Inclusions:

Second fridge, electric stove, washer, dryer.

Property Listed By:

RE/MAX Real Estate (Central)

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









