



THE
A-TEAM

**RE/MAX
FIRST**

2518 20 Street, Calgary T2T4Z3

MLS®#: **A2167397**

Area: **Richmond**

Listing Date: **09/27/24**

List Price: **\$875,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1950**

Finished Floor Area

Abv Sqft: **971**
Low Sqft:
Ttl Sqft: **971**

DOM

32
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **6,609 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Garden,Landscaped,Street Lighting,Treed**
Park Feat: **220 Volt Wiring,Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **No Smoking Home,Open Floorplan,See Remarks,Soaking Tub,Storage,Wood Counters**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	10`0" x 5`1"
Bedroom	Main	10`0" x 9`3"
Dining Room	Main	10`0" x 9`7"
Kitchen	Main	11`2" x 9`5"
3pc Bathroom	Basement	11`0" x 8`10"
Laundry	Basement	10`2" x 10`7"
Flex Space	Basement	17`2" x 10`7"

Room	Level	Dimensions
Bedroom	Main	10`0" x 12`11"
Bedroom - Primary	Main	14`10" x 8`11"
Foyer	Main	6`9" x 8`4"
Living Room	Main	12`1" x 13`9"
Bedroom	Basement	11`5" x 10`8"
Game Room	Basement	16`1" x 11`3"
Storage	Basement	11`0" x 3`9"

Furnace/Utility Room

Basement

6`5" x 6`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8997GC

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this stunning 4-bedroom character home, perfectly located with easy access to downtown, Marda Loop, multiple parks, and Crowchild Trail. Blending classic charm with modern upgrades, this home offers both comfort and style. Step inside and discover elegant curved archways, sculptured ceilings, and inviting details throughout. The bright kitchen is bathed in natural light with large windows overlooking the serene backyard. Cook with ease on the gas stove and enjoy ample cabinetry. The spacious master bedroom boasts a custom-built closet and newer window. Downstairs, the developed basement features a cozy family room, a versatile bedroom with an egress window, and plenty of storage, including a cold room. The luxurious Japanese-inspired bathroom is a standout, offering slate tile, a heated mirror, soaker tub, and an open shower. Security and privacy window film has been installed on all windows, and the home has been meticulously maintained as a smoke-free property. The expansive backyard is a private oasis, complete with multiple garden boxes, mature trees, and a large two-tiered deck, fire pit, perennial flowers and the rare 49-foot-wide lot provides additional space for outdoor activities and privacy. The backyard also has convenient access via a sought after paved alley. For those who love to work with their hands or need extra space for vehicles, the heated oversized double garage is a dream. With 800 square feet, this garage can accommodate up to three vehicles and doubles as a workshop, featuring epoxy floors, custom wall stripes, Pro-Slate PVC wall panels, Hardy board siding, and ceiling designed to fit a vehicle lift. The garage is fully equipped with excellent lighting, numerous electrical outlets including a 220v plug, custom pre-plumbed steel air lines, and built-in ceiling speakers. This home offers the perfect blend of character and functionality. With its expansive outdoor spaces and one-of-a-kind garage, this property is truly exceptional. Don't miss this outstanding opportunity.

Inclusions: **Electric Fireplace, Hunter Douglas blinds in "as is" condition, TV wallmount and TV in kitchen, phone in foyer, all firewood, Nest thermostat, heated mirror in 3pc bathrm, custom closets in master, garage ceiling speakers and hanging slats on garage wall and fan in garage**

Property Listed By:

RE/MAX Real Estate (Central)

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











