



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16267 5 Street, Calgary T2Y 1Y3**

MLS®#: **A2168018**

Area: **Shawnessy**

Listing Date: **09/23/24**

List Price: **\$569,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1982**

Finished Floor Area

Abv Sqft: **1,051**

Low Sqft:

Ttl Sqft: **1,051**

Lot Information

Lot Sz Ar: **4,606 sqft**

Lot Shape:

DOM

**59**

Layout

Beds: **4 (3 1 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot**  
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **Separate Entrance**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`4" x 7`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 8`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`4" x 13`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`1" x 8`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 9`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`8" x 13`10"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`1" x 10`11"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`8" x 7`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`10" x 11`11"</b>
<b>Den</b>	<b>Basement</b>	<b>10`0" x 9`6"</b>	<b>Family Room</b>	<b>Basement</b>	<b>9`11" x 12`10"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>10`6" x 10`10"</b>	<b>Laundry</b>	<b>Basement</b>	<b>9`11" x 7`4"</b>

Game Room

Basement

10`1" x 26`3"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

7`3" x 5`8"

Title:  
**Fee Simple**  
Legal Desc:

**8210805**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Welcome to the community of Shawnessy. THIS CORNER LOT NOW RE ZONED TO RCG WITH AN (ILLEGAL) BASEMENT RENTAL SUITE WITH SEPARATE ENTRANCE comes with a fully developed 5 BEDROOM & 2 BATH home. The main floor has a large living area with spacious dining a kitchen that has been updated with granite counters, kitchen cabinets and appliances, finishing up the upstairs with 3 bedrooms and one full bath. The basement is developed and has a separate entrance with 2 bedrooms 2 living areas and a kitchen. steps away from the Shawnessy C- train station easy commute to downtown. All levels of schools are located close by. No warranties or No guarantees - the home is being sold as is/ where is.**

Inclusions:  
Property Listed By: **N/A  
Real Broker**

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











