



THE
A-TEAM

**RE/MAX
FIRST**

716 SIERRA Crescent, Calgary T2W 0P1

MLS®#: **A2169720**

Area: **Southwood**

Listing Date: **10/01/24**

List Price: **\$575,900**

Status: **Active**

County: **Calgary**

Change: **-\$24k, 30-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1966**

Finished Floor Area

Abv Sqft: **1,087**
Low Sqft:
Ttl Sqft: **1,087**

DOM

51
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **6,060 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Rectangular Lot,See Remarks**
Park Feat: **Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Built-in Features,Closet Organizers,Jetted Tub,Pantry,Separate Entrance,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`5" x 13`11"	Kitchen With Eating Area	Main	12`5" x 17`8"
Bedroom - Primary	Main	12`3" x 12`5"	Bedroom	Main	11`6" x 9`11"
Bedroom	Main	12`7" x 9`11"	4pc Bathroom	Main	8`8" x 5`0"
Hobby Room	Lower	9`2" x 8`3"	3pc Bathroom	Lower	7`10" x 7`7"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-CG

Legal Desc:

3382JK

Remarks

Pub Rmks:

55 x 110 ft lot. Nestled on a quiet CUL DE SAC. Facing a GREEN SPACE. This home is optimally located within walking distance to both SOUTHLAND & ANDERSON C-TRAIN stations, shopping, amenities & schools. This home rests on a massive lot and boasts an unobstructed view of the GREEN SPACE across the street. Poured concrete side drive could accommodate an RV or travel trailer. Enjoy the SUNSHINE & VIEW of the GREEN SPACE from the large front window in the living room. The kitchen offers full height cabinets, pantry and eating nook. Master with sliding glass patio doors to rear deck. 2 additional bedrooms. 4 pc bath with jetted tub complete your tour of the main floor. SEPARATE SIDE ENTRANCE. Ideal for suiting the basement. The property is now zoned R-CG. The lower level is home to the washer & dryer & is partially finished with a hobby room & 3 pc bath . The balance of the space is open to your imagination. The oversized double detached garage is insulated & drywalled. This home is a great candidate for someone to build sweat equity in a mature community at an entry level price. Excellent opportunity for a renovation project or potentially a developer. Schedule your viewing today to call this home your own.

Inclusions:

TV wall mounts

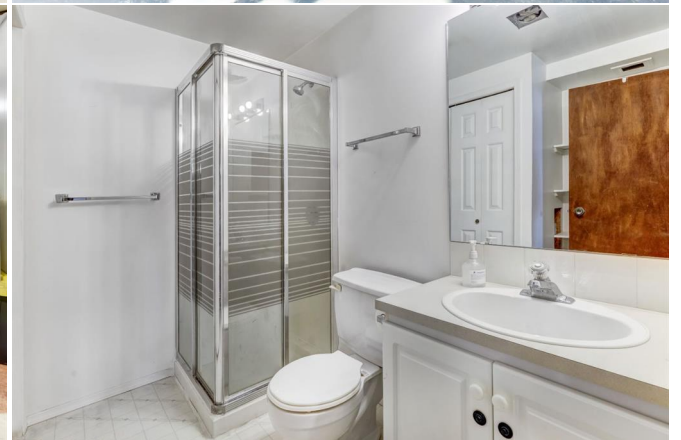
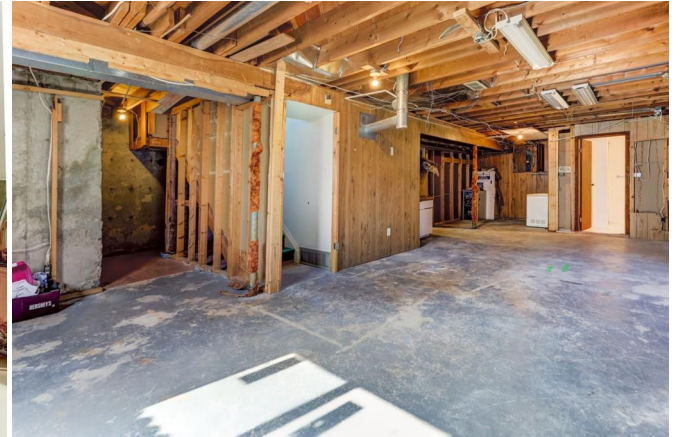
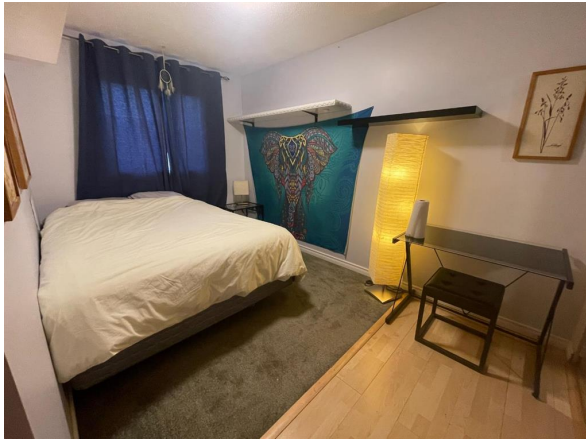
Property Listed By:

CIR Realty

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









716 Sierra Crescent SW, Calgary, AB

Main Floor Exterior Area 1087.65 sq ft
Interior Area 1050.45 sq ft



PREPARED: 2024/10/01

White regions are excluded from total floor area in GUIDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

716 Sierra Crescent SW, Calgary, AB

Basement (Below Grade) Exterior Area 1073.23 sq ft
Interior Area 500.76 sq ft

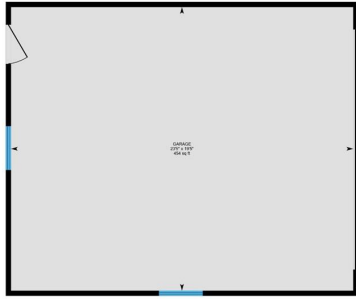


PREPARED: 2024/10/01

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Detached Garage Exterior Area 459.76 sq ft
Interior Area 454.21 sq ft



0 2 4 ft

PREPARED: 2024/10/01

While regions are excluded from total floor area in GUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.



