



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14993 5 Street, Calgary T2Y3E2**

MLS®#: **A2170597**

Area: **Millrise**

Listing Date: **10/03/24**

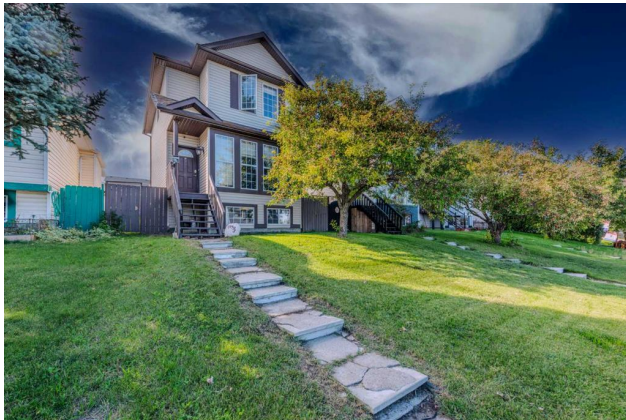
List Price: **\$539,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1995**  
Lot Information  
Lot Sz Ar: **3,121 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,216**  
Low Sqft:  
Ttl Sqft: **1,216**

DOM

**49**  
Layout  
Beds: **4 (3 1 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**  
Park Feat: **Parkade,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`3" x 4`11"
Kitchen	Main	7`9" x 11`11"
4pc Bathroom	Upper	5`6" x 7`6"
Bedroom	Upper	11`0" x 9`9"
Bedroom	Basement	10`6" x 14`8"
Laundry	Basement	5`3" x 16`4"

Room	Level	Dimensions
Dining Room	Main	9`6" x 11`11"
Living Room	Main	13`2" x 15`4"
Bedroom	Upper	8`10" x 10`7"
Bedroom - Primary	Upper	13`2" x 10`0"
Game Room	Basement	16`1" x 17`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9411694**

Zoning:  
**R-C1N**

Remarks

Pub Rmks:

**Discover this charming detached 2-storey home with a developed basement in the desirable Millrise community! Conveniently located within walking distance of Fish Creek Park and Shawnessy LRT Stations, you'll have easy access to shopping, cinemas, restaurants, and more. The spacious living room features large windows that let in abundant natural light, creating a warm and welcoming atmosphere. Cook and entertain in the bright kitchen, complete with stainless steel appliances, ample cabinetry, and a generous dining area. Step outside through the patio doors to your west-facing backyard, where you can relax on the expansive deck or use the gravel parking pad. The second floor offers a master bedroom, two additional bedrooms, and a full bath, perfect for family living. The fully finished basement includes a cozy family room, a fourth bedroom, a laundry/utility room, and plenty of storage space. This home is ideal for first-time buyers or investors looking for a fantastic opportunity. Don't wait—call today to your favorite realtor schedule your showing!**

Inclusions:  
Property Listed By:

**N/A**  
**MaxWell Central**

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

