



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14993 5 Street, Calgary T2Y3E2**

MLS®#: **A2170597**

Area: **Millrise**

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

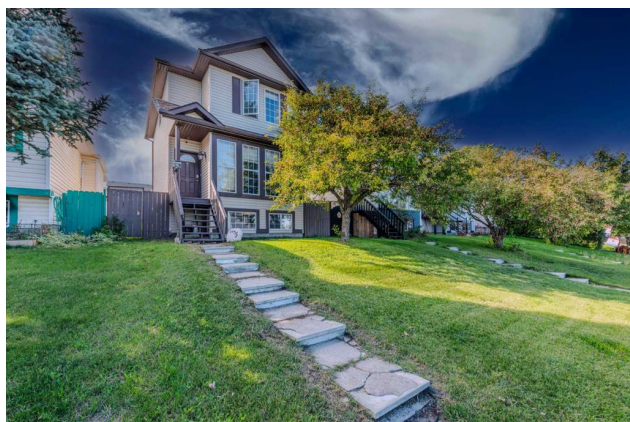
List Price: **\$539,900**

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:

Access:

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

DOM

**79**

Layout

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

Parking

Ttl Park: **2**  
Garage Sz:

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
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`3" x 4`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`9" x 11`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`6" x 7`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 9`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`6" x 14`8"</b>
<b>Laundry</b>	<b>Basement</b>	<b>5`3" x 16`4"</b>

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

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: **N/A**  
Property Listed By: **MaxWell Central**

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

