

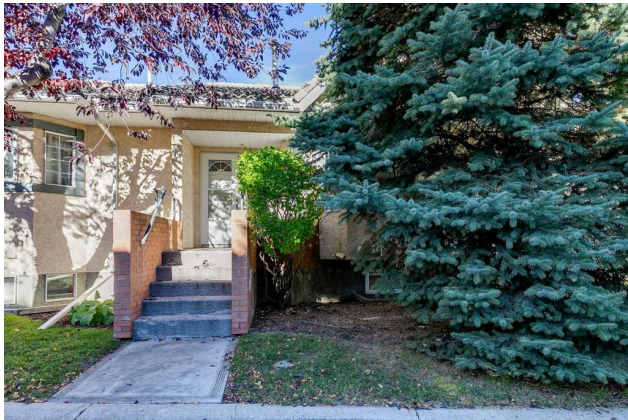


THE
A-TEAM

**RE/MAX
FIRST**

28 RICHELIEU Court, Calgary T3E 7E9

MLS®#: **A2171342** Area: **Lincoln Park** Listing **10/08/24** List Price: **\$449,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 30-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,237**
 Low Sqft:
 Ttl Sqft: **1,237**

DOM

44
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane**
 Park Feat: **Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Rear, Insulated, Oversized**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Fireplace(s), Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance, Storage**

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

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer**
 Int Feat: **Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Separate Entrance, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`7" x 17`6"	Dining Room	Main	13`0" x 6`0"
Kitchen	Main	12`6" x 8`0"	Bedroom - Primary	Main	17`4" x 11`7"
Bedroom	Main	11`5" x 9`10"	3pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"	Bedroom	Second	16`10" x 9`10"
2pc Bathroom	Second	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$595

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9310742**

Remarks

Pub Rmks: **Walkout 40+ Villa bungalow with a double garage in the inner city for \$459,900, unheard of!! This home is in original, very well cared for condition. Easy update away from being a fabulous property. When you first enter the home you will love how open and bright it is. The living room/dining room area with a gas fireplace could also be utilized as a great room concept . There is a pass through in the wall to allow great sight lines from the kitchen. The kitchen offers tons of counter top working area and is well laid out for two working in the kitchen. The primary bedroom has sunny west exposure, two closets with organizers and a 3pc ensuite bathroom. The second bedroom is an ideal size for a guest room, craft room or second tv area. There is a 4pc bath on the main bedside the second bedroom and a main floor laundry. The walkout basement has a huge guest bedroom with closet organizer and a 2pc bathroom. Attached oversized double garage that is insulated and drywalled with 2 storage cabinets that are included. Lots of guest parking in the complex, easy walk to shopping, restaurants and the MRU rec complex.**

Inclusions:
Property Listed By: **MaxWell Capital Realty**

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





