



THE
A-TEAM

**RE/MAX
FIRST**

210 8 Avenue, Calgary T2M 0A6

MLS®#: **A2171727**

Area: **Crescent Heights**

Listing Date: **10/08/24**

List Price: **\$1,275,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1928**
Lot Information
Lot Sz Ar: **5,995 sqft**
Lot Shape: **15.24X 36.5**

Finished Floor Area

Abv Sqft: **3,015**
Low Sqft:
Ttl Sqft: **3,015**

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 and Half Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Garden,Landscaped,Level,Many Trees,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Uncovered Courtyard**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,French Door,Kitchen Island,No Smoking Home,Storage,Vaulted Ceiling(s),WaterSense Fixture(s),Wired for Sound**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`6" x 15`2"	Family Room	Main	17`6" x 13`4"
Dining Room	Main	12`4" x 11`11"	Kitchen	Main	25`5" x 13`2"
Foyer	Main	18`0" x 5`4"	Den	Main	14`6" x 14`4"
Bedroom - Primary	Second	20`10" x 17`7"	Bedroom	Second	13`3" x 9`3"
Bedroom	Second	11`2" x 8`9"	5pc Ensuite bath	Second	11`10" x 7`10"
4pc Bathroom	Second	7`9" x 4`11"	Loft	Third	19`3" x 13`0"
Game Room	Lower	22`5" x 12`8"	Bedroom	Lower	13`1" x 12`11"

Laundry

Main

9`2" x 8`0"

2pc Bathroom

Legal/Tax/Financial

Main

7`10" x 6`3"

Title:

Fee Simple

Legal Desc:

3946N

Zoning:

R-C1

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY OCTOBER 19TH 130-330 PM... Wonderful Crescent Heights home located one block off of Center street on a quiet street, one block to the ridge and a large inner city park, this is a fabulous location. This character home has over 3000 square feet above ground plus a fully developed basement and it sits on a 50 foot wide well landscaped lot with a oversized double garage. The floor plan is quite formal with a large living and dining room , main floor den with it's own separate entrance at the front of the house, large kitchen that looks into a huge main floor family room. Hardwood floors all through out the first and second floors with the loft being fully carpeted. The second floor features a huge master bedroom that has a great view of the city plus a very large 5 piece ensuite bath, two more spacious bedrooms and a 4 piece bath. the loft is very large and could be used for a variety of purposes such as a teenagers really cool bedroom. The laundry room is on the main floor and the basement features very nice development with a large rec room and a separate bedroom plus another full bath and plenty of storage. This fine home has had a tremendous amount of recent upgrades , eg. floors, bathrooms, paint, shingles, AIR CONDITIONING UNIT, NEWER HE FORCED AIR FURNACES ,etc. As i said the location is fabulous with so many amenities close at hand, transit, restaurants, parks, schools, Sait, one block to the best views of the city that you will find plus it is a easy walk into downtown. This beautiful home is ready to move into and enjoy immediately, come and have a look.

Inclusions:

Property Listed By:

Fountain

Calgary West Realty

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











