



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6320 TREGILLUS Street, Calgary T2K 3K3**

MLS® #: **A2172785**

Area: **Thornccliffe**

Listing Date: **10/12/24**

List Price: **\$725,000**

Status: **Active**

County: **Calgary**

Change: **+\$26k, 25-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1964**

Lot Information

Lot Sz Ar: **5,102 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **953**  
Low Sqft:  
Ttl Sqft: **953**

DOM

**133**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **4 Level Split**

Parking

Ttl Park: **5**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Dog Run Fenced In,Front Yard,Garden,Landscaped,Many Trees,Rectangular Lot**  
Park Feat: **Attached Carport,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Covered Courtyard,Garden,Private Yard,Storage**

Construction: **Wood Frame**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>21`4" x 12`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 9`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`1" x 11`7"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>7`11" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`6" x 11`9"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>4`6" x 3`4"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`0" x 11`3"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>10`0" x 11`2"</b>
<b>Eat in Kitchen</b>	<b>Main</b>	<b>8`1" x 5`4"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>10`0" x 5`0"</b>

Title: **Fee Simple**  
Zoning: **R-1**  
Legal Desc: **925JK**

Remarks

Pub Rmks: **investor OPPORTUNITY KNOCKS || GREAT LOCATION . NEW RENOVATION OF THE WHOLE HOUSE , new windows all Led lights and auto senser lights outside entrance and living room. This 4 bedrooms, three full bathrooms, home with 3 SEPARATE ENTRANCES has loads of potential; great for live up and rent down or someone looking to live and make the home their own! Highlights of this family home include a distinctive layout with a VAULTED main level & exposed beam, spacious open concept living and dining areas, large bright windows to bring in the natural light, 2 extra entrances to the lower and basement levels easy convert to legal one bedroom suit , a kitchen area in the basement easy to covert to legal suit or a wet bar, a detached garage along with 2 covered carports, a covered patio area, a large private yard with lush foliage, and loads more! Updates and renovation already completed, FURNACE (2018), and roof shingles (2013). Convenience is all around with schools, shopping, parks, restaurants, local amenities, and transit only steps away. The Thorncliffe community is unique with quick access to Nose Hill/Egerts Park, Deerfoot City, The Rec Room, Superstore, the airport, and multiple route options to downtown and all around the city.**

Inclusions: **N/A**  
Property Listed By: **Diamond Realty & Associates LTD.**

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











