



THE A-TEAM

RE/MAX FIRST

2609 CANMORE Road, Calgary T2M 4J5

MLS@#: A2172928 Area: Banff Trail Listing Date: 10/15/24 List Price: \$629,000
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Semi Detached (Half Duplex)
City/Town: Calgary
Year Built: 1962
Lot Information
Lot Sz Ar: 3,003 sqft
Lot Shape:

DOM

37
Layout
Beds: 3 (2 1 )
Baths: 2.0 (2 0)
Style: 4 Level Split, Side by Side

Parking

Ttl Park: 1
Garage Sz: 1

Access:
Lot Feat: Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot, Views
Park Feat: Alley Access, Garage Faces Rear, On Street, Single Garage Detached

Utilities and Features

Roof: Asphalt
Heating: Mid Efficiency, Fireplace(s), Forced Air
Sewer:
Ext Feat: Garden, Private Yard
Construction: Stucco, Wood Frame
Flooring: Carpet, Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Beamed Ceilings, High Ceilings, Laminate Counters, No Smoking Home, Vaulted Ceiling(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 4pc Bathroom, Bedroom, Kitchen, etc. with their respective levels and dimensions.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**907GS**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Discover the perfect blend of modern living and natural beauty with this charming 3-bedroom, 2-bathroom, 4-level split half duplex, nestled in the heart of one of Calgary's most sought-after inner-city neighborhoods. Facing the picturesque Confederation Park, this home is a true urban oasis. Recently renovated, it boasts a contemporary kitchen and bathrooms with newer appliances and fresh paint, all complemented by elegant hardwood flooring. The timber-framed vaulted ceiling and cozy wood-burning fireplace add a touch of rustic charm. The fully finished basement features a spacious family room, storage, a laundry room, and a 4-piece bathroom, making it ideal for family gatherings or personal retreats. Enjoy the privacy of a fully fenced backyard and the convenience of a detached single garage. With quick access to the University of Calgary, Confederation Park Golf Course, Nose Hill Park, and a host of recreational amenities like a pump track and splash park right across the street, this home is perfectly positioned for an active lifestyle. Embrace the vibrant community and make this delightful residence your own.**

Inclusions: **TV and wall bracket in basement**  
Property Listed By: **RE/MAX Complete Realty**

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











