



THE
A-TEAM

**RE/MAX
FIRST**

4627 STANLEY Road, Calgary T2S 2R1

MLS® #: **A2173238**

Area: **Elboya**

Listing Date: **10/15/24**

List Price: **\$889,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Access:

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

DOM

14
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Separate Entrance**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`0" x 8`2"	Living Room	Main	16`3" x 19`2"
Kitchen	Main	10`8" x 10`4"	5pc Bathroom	Main	10`7" x 4`11"
Bedroom - Primary	Main	10`7" x 11`0"	Bedroom	Main	12`7" x 9`1"
Bedroom	Main	12`7" x 10`2"	Kitchen With Eating Area	Suite	9`10" x 7`9"
Living Room	Suite	11`6" x 18`8"	4pc Bathroom	Suite	10`2" x 4`11"

**Bedroom - Primary
Office**

**Suite
Suite**

**10`2" x 10`8"
7`10" x 9`0"**

**Bedroom
Storage**
Legal/Tax/Financial

**Suite
Basement**

**12`0" x 9`6"
4`9" x 6`4"**

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

357GU

Remarks

Pub Rmks: ***** OPEN HOUSE Saturday Oct26 between 10am - 3pm *** Welcome to a home close to Stanley Park & Chinook Mall, providing easy access to downtown. This hillside bungalow offers 3 bedrooms and one full bathroom+ kitchen on the main floor and 2 bedrooms+ a den, a full bathroom and a kitchen in the basement(Illegal suite). ["Separate" features and Mechanical Excellence] Not to mention the separate entrance, there are separate kitchens, separate bathrooms, separate washer/dryer for each floor. In addition, you'll be amazed by the mechanical features such as separate funaces(Y2013), separate hot water tanks(40&50gal, Y2013), separate electrical panels with separate meters, separate gas meters, A/C for the main floor and water softner(currently not in use, as-is). Windows replaced in 2013, roof in 2021 respectively.**

Inclusions: **none**
Property Listed By: **J Capital Realty**

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











