



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 CAPRI Avenue, Calgary T2L0H1**

MLS® #: **A2174834**

Area: **Collingwood**

Listing Date: **10/23/24**

List Price: **\$699,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,331**  
Low Sqft:  
Ttl Sqft: **1,331**

Lot Information

Lot Sz Ar: **6,049 sqft**  
Lot Shape:

DOM

**6**  
Layout  
Beds: **4 (3 1)**  
Baths: **2.5 (2 1)**  
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot,See Remarks**  
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,See Remarks**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s),Chandelier,Laminate Counters,No Smoking Home,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`7" x 13`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`4" x 9`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`2" x 10`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`6" x 5`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`0" x 4`8"</b>
<b>Den</b>	<b>Basement</b>	<b>12`5" x 7`6"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`11" x 6`1"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>6`0" x 5`6"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`0" x 14`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`11" x 12`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 9`2"</b>
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 4`1"</b>
<b>Family Room</b>	<b>Basement</b>	<b>15`5" x 14`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`10" x 8`3"</b>
<b>Laundry</b>	<b>Basement</b>	<b>14`1" x 6`1"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**2016JK**

Remarks

Pub Rmks:

**Not very often does a home become available in one of Calgary's most coveted communities. The Foothills Estates. Nestled into the foothills of Nose Hill park, the location is hard to beat. Minutes from the Calgary Winter Club, schools of all grades in both public and catholic boards, confederation golf course, Collingwood off-leash dog park, Sait, University of Calgary, Shopping, playgrounds, green space, confederation park, nose hill park, and so much more. Transportation options are vast, just 8 minutes drive to downtown, bike, scooter, or a short walk to public transit, getting to places is conveniently easy. Stepping in to this well-kept bi-level, you are greeted with a large foyer with high ceilings and plenty of room to maneuver with multiple people occupying the space. Boasting 1331 square feet of above grade living space, this home is spacious and well thought-out. The living room is large and bright with a wood burning fireplace, that will keep you cozy in those cooler fall days ahead of us. A separate dining area is perfect for entertaining and family meals. The kitchen has tons of space and walks on to an even larger two-tiered deck set in a to a private back yard surrounded by mature trees. The large primary bedroom has a 2-piece ensuite and two more spacious bedrooms complete the main floor. The Main floor windows have been replaced with vinyl windows. The basement has a large and bright south facing family room with an additional wood burning fireplace and a den. A fourth bedroom, 3-piece bathroom, and spacious laundry room round off the basement. This home is ready to move in, or it can be easily renovated into your dream home. With a double attached front drive garage, paved lane, and a large lot, it can cater to whatever you desire. Don't miss your opportunity to live in the Foothills Estates.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX iRealty Innovations**

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





















