

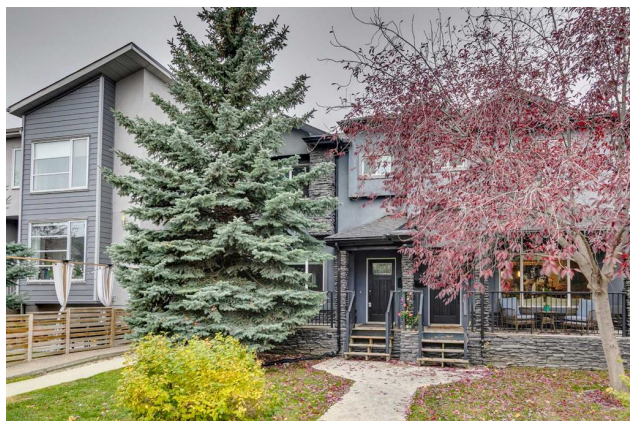


THE
A-TEAM

**RE/MAX
FIRST**

1927 32 Street #1, Calgary T3E 2R1

MLS®#: **A2174963** Area: **Killarney/Glengarry** Listing Date: **10/26/24** List Price: **\$589,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2008**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,259**
 Low Sqft:
 Ttl Sqft: **1,259**

DOM

25
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Landscaped**
 Park Feat: **Additional Parking,Alley Access,Assigned,Garage Door Opener,On Street,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting**

Construction: **Stone,Stucco**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete,Slab**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`10" x 8`1"	Dining Room	Main	11`10" x 9`8"
Living Room	Main	14`7" x 11`6"	Foyer	Main	6`1" x 6`1"
Laundry	Second	3`0" x 2`11"	Bedroom - Primary	Second	13`9" x 12`11"
Bedroom	Second	13`7" x 9`10"	Family Room	Basement	16`4" x 13`2"
Bedroom	Basement	13`1" x 10`6"	2pc Bathroom	Main	5`0" x 4`8"
4pc Bathroom	Basement	7`11" x 5`0"	4pc Ensuite bath	Second	9`10" x 4`11"

3pc Ensuite bath

Second

8`10" x 4`8"

Legal/Tax/Financial

Condo Fee:
\$326

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0912641**

Remarks

Pub Rmks: **This is a Built Green Home by Sarina. Located in the Fantastic Community of Killarney...Walk to Westbrook Mall, Killarney Pool, Great access to Pubs, Restaurants along 17th Ave & only Minutes to Downtown. Amazing features...Main floor has 9' ceilings, stained maple kitchen cabinets, granite counter tops, spacious centre island, STAINLESS STEEL APPLIANCES that includes a GAS RANGE, large walk-in pantry, pre-finished 3/4" stained maple floors throughout, 3 sided gas fireplace, half bathroom, large living room in an open concept main floor and built in office space. Upper level is a dual master plan that features two large bedroom's with luxurious en-suites, granite counters, custom tiled shower, Huge Walk-in Closet with CUSTOM BUILT CABINERY and an abundance of natural light. Completing the second floor is a second bedroom with its own 4-piece en-suite & upstairs laundry for your convenience . BASEMENT is Fully Finished with 9' Ceilings, Media Room, 3rd Bedroom plus a full 4-piece bathroom and plenty of storage. Exterior of the home boasts mature trees, a large front deck with gas line for your BBQ and a single stall GARAGE with room for storage. This is a great opportunity for first time home owners, investors or if your looking to downsize!**

Inclusions:
Property Listed By: **N/A**
MaxWell Capital Realty

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



