



THE
A-TEAM

**RE/MAX
FIRST**

120 6 Avenue, Calgary T2M 0A1

MLS®#: **A2175858**

Area: **Crescent Heights**

Listing Date: **10/30/24**

List Price: **\$1,195,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1929**
Lot Information
Lot Sz Ar: **6,017 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,376**
Low Sqft:
Ttl Sqft: **2,376**

DOM

22
Layout
Beds: **3 (2 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Front Yard,Street Lighting,Rectangular Lot,Treed,Views**
Park Feat: **220 Volt Wiring,Alley Access,Carport,Covered,Double Garage Detached,Enclosed,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Awning(s),BBQ gas line,Courtyard,Uncovered Courtyard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Double Vanity,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Skylight(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`0" x 12`7"
Kitchenette	Upper	7`3" x 5`8"
Family Room	Main	19`3" x 14`7"
Loft	Upper	15`10" x 11`9"
Game Room	Basement	30`2" x 13`5"
Mud Room	Basement	10`4" x 9`0"
Covered Porch	Main	8`10" x 6`5"

Room	Level	Dimensions
Dining Room	Main	12`8" x 13`0"
Living Room	Main	15`0" x 14`2"
Foyer	Main	13`0" x 6`11"
Flex Space	Upper	11`7" x 10`0"
Kitchen	Basement	12`9" x 10`2"
Furnace/Utility Room	Basement	14`9" x 13`0"
Balcony	Upper	13`0" x 9`0"

Bedroom - Primary
Bedroom
2pc Bathroom
3pc Bathroom
5pc Ensuite bath

Main
Basement
Main
Basement
Main

13`9" x 12`0"
14`11" x 10`2"
10`4" x 4`2"
7`0" x 6`6"
14`2" x 4`11"

Bedroom
Storage
3pc Bathroom
5pc Bathroom

Main
Basement
Upper
Main

11`2" x 9`3"
18`7" x 10`2"
13`3" x 6`9"
9`6" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

4456R

Remarks

Pub Rmks:

TEAR DOWN & REBUILD YOUR LUXURY INNER CITY HOME, RENOVATE OR MOVE IN & ENJOY | Welcome to this quiet street on the ridge in the sought after & family friendly inner city community of Crescent Heights, one of Calgary's most coveted inner-city neighborhoods! This well-finished 2-storey home features over 4000 sqft of living space with 3 bedrooms & 4.5 bathrooms! Offering breathtaking views of the iconic city skyline from Crescent Road. The main floor with timeless style features glistening hardwood floors, a bright & elegant kitchen, sophisticated dining room, family room with gas fireplace & stunningly appointed living room with wood burning fireplace. This chef-caliber kitchen showcases fresh cabinetry, stone counters, contemporary backsplash & high end Wolf Gas range. The kitchen leads to the dining room, perfect for family dinners or entertaining guests. Seamless entertaining flourishes here. Patio doors also lead to your own private courtyard. You will also find the convenient powder room and laundry room. Continuing on the main floor you will be pleased to see the primary bedroom with 5 piece ensuite with separate shower/walk-in closet. Rounding off the main floor you will find a second bedroom and 5 piece bathroom. The spacious second floor offers a private bedroom, a spacious great room, a 3-piece bath, its own entrance, a terrace overlooking the courtyard, and a rooftop patio with sweeping views of downtown and the mountains. The expansive lower level features a large recreation room, another 3-piece bath, a den, and ample storage. Enjoy the warm summer nights ahead with this massive backyard with mature trees, a heated double garage and a covered carport. Located just steps from the Crescent Heights Community Centre and Rotary Park, and only minutes away from downtown, this property presents a rare opportunity. Don't miss your chance to own this hidden gem, ideal for your future development or dream home. Schedule your private viewing today!

Inclusions:
Property Listed By:

NONE
RE/MAX House of Real Estate

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











