

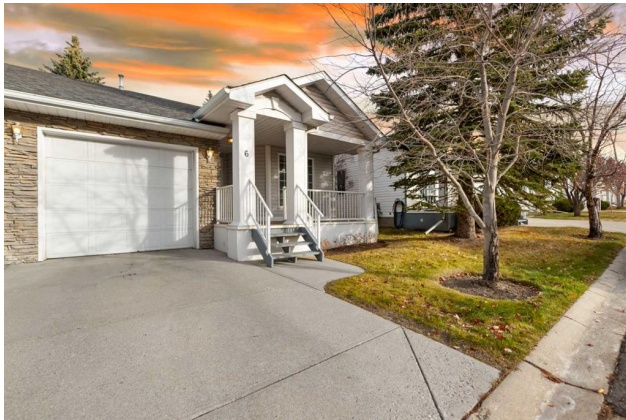


THE
A-TEAM

**RE/MAX
FIRST**

6 DOUGLASVIEW Park, Calgary T3E 5N2

MLS® #: **A2178235** Area: **Douglasdale/Glen** Listing Date: **11/12/24** List Price: **\$489,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**
City/Town: **Calgary**
Year Built: **1995**
Lot Information
Lot Sz Ar: **4,176 sqft**
Lot Shape:
Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,210**
Low Sqft:
Ttl Sqft: **1,210**

DOM

9
Layout
Beds: **2 (1 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow, Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**
Construction: **Brick, Vinyl Siding**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsm: **Poured Concrete**
Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Wine Refrigerator**
Int Feat: **Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`0" x 7`3"	Living Room	Main	14`5" x 13`0"
Office	Main	9`11" x 9`5"	Kitchen	Main	10`3" x 9`11"
Bedroom - Primary	Main	14`5" x 11`11"	4pc Bathroom	Main	
Breakfast Nook	Main	10`3" x 6`10"	Laundry	Main	5`11" x 5`2"
Bedroom	Lower	14`5" x 10`1"	4pc Bathroom	Lower	

Legal/Tax/Financial

Condo Fee:
\$379

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9510027**

Remarks

Pub Rmks: **Welcome to Village Park, an 18+ complex. This beautiful bungalow awaits you. The kitchen features lots of cabinets. There is a front den/office with a large window to let in the natural light. The primary bedroom is very spacious and offers a walk-in closet. There is a separate laundry room. on the main level as well. Large dining area for those special dinners then you can sit and relax in your living room and enjoy the gas fireplace. Downstairs offers a spacious bedroom and 4 peice bathroom as well as 2 massive storgae rooms which could be turned into another family room and a third bedroom if desired. The storage areas are absolutely amazing, there is no shortage of storage areas, and easy to keep everything organized. The back is very private and tranquil. This unit is also a non-smoking and no-pet home, so if you are looking for maintenance-free living, a complex where there are a small number of units and low condo fees look no further.**

Inclusions:
Property Listed By: **NA
RE/MAX Landan Real Estate**

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



