

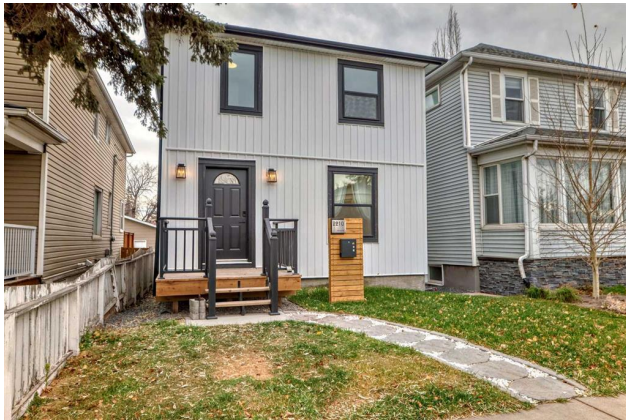


THE
A-TEAM

**RE/MAX
FIRST**

2210 15A Street, Calgary T2G 3N1

MLS®#: **A2179335** Area: **Inglewood** Listing Date: **11/14/24** List Price: **\$749,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1910**
Lot Information
 Lot Sz Ar: **3,239 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Landscaped,Private,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,373**
 Low Sqft:
 Ttl Sqft: **1,373**

DOM
8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Entrance**
 Construction: **Wood Frame,Wood Siding**
 Flooring: **Carpet,Hardwood,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	3`1" x 3`9"	Dining Room	Main	11`11" x 11`3"
2pc Bathroom	Main	3`9" x 7`8"	Kitchen	Main	19`4" x 11`8"
Living Room	Main	12`0" x 15`6"	Entrance	Main	6`11" x 5`9"
3pc Bathroom	Second	7`5" x 5`2"	Bedroom - Primary	Second	10`6" x 9`11"
3pc Ensuite bath	Second	5`2" x 8`4"	Bonus Room	Second	8`3" x 6`10"
Bedroom	Second	8`8" x 7`3"	Bedroom	Second	10`5" x 11`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1894AC

Zoning:
R-C2

Remarks

Pub Rmks: **Open house 11:00 am to 3:30p on Sunday (Nov 17, 2024) Who wouldn't love living in trendy Inglewood? Welcome home to this fabulous, fully renovated home. Experience the lifestyle of living in Inglewood, one of Calgary's most dynamic communities. Imagine being able to walk to all the boutiques, coffee shops, restaurants, pubs, art studios, concerts, fitness studios, and pathways along the river! This location combines the buzz of inner-city living with the tranquility of parks, the bird sanctuary, playgrounds, and river pathways, giving you the best of both worlds. Inside, you'll appreciate the light mudroom and be welcomed by a charming staircase. Engineered hardwood floors flow through the main living and dining space, with a modern kitchen, brand-new appliances, and spacious countertops. There are three bedrooms on the second floor, brand new carpets make you feel extremely warm, the luxurious master bedroom bathroom is very comfortable, and the other two bedrooms share a beautiful full bathroom. The unfinished basement offers additional storage. The property features a 19'5" x 23'5" fully brand-new detached garage. Home upgrades/features in 2023 and 2024 include Full house painting, Stoney front yard, new deck and landscaping for front yard and back yard, vinyl flooring in bathrooms and kitchen, patio door, new roof, showers in bathrooms, All new doors and Triple windows, kitchen cabinets, new double detached garage, new appliance for the kitchen, new washer and dryer, new fireplace, new furnace, new toilets, new stair railing and all lights, new vinyl sidings, new engineered wood flooring for living and dining room, new carpet on the second floor, new bedrooms wardrobes. This home filled with love and history is waiting for you to create your own memories and enjoy Inglewood's vibrant lifestyle. Don't miss this unique opportunity!**

Inclusions: **None**
Property Listed By: **First Place Realty**

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





