



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**21 HEALY Drive, Calgary T2V 2Z8**

MLS® #: **A2179586**

Area: **Haysboro**

Listing Date: **11/16/24**

List Price: **\$648,900**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 20-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1958**

Lot Information

Lot Sz Ar: **6,339 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane, Pie Shaped Lot**  
Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,012**

Low Sqft:

Ttl Sqft: **1,012**

DOM

**4**

Layout

Beds: **4 (4 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Vinyl Siding**

Flooring:

**Carpet, Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer**

Int Feat: **Breakfast Bar, No Smoking Home, Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>1`8" x 11`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 9`0"</b>
<b>Game Room</b>	<b>Lower</b>	<b>19`2" x 12`7"</b>

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`7" x 11`6"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`9" x 11`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 10`5"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5773HJ**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **All refreshed and move in ready before the holidays. Great new opening added between living room and kitchen to create a great open feeling. All new high end vinyl throughout main floor, with new carpet down. Freshly painting inside and out too. kitchen has white cabinetry with new quartz, brand new stainless steel appliances, eating area and eat up bar. Easy access to backyard and if desired separate entrance to provide a separate living area down. There are 3 bedrooms on the main, all new 4 pc bathroom too. Lower level has a huge rec room, storage room, and bedroom . The laundry is part of the mechanical room but in its own little corner. There is a huge west and fenced backyard , covered deck off back door and ample room to build a garage off back alley.**

Inclusions:  
Property Listed By: **n/a**  
**Real Estate Professionals Inc.**

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





