



THE
A-TEAM

**RE/MAX
FIRST**

21 HEALY Drive, Calgary T2V 2Z8

MLS® #: **A2179586** Area: **Haysboro** Listing Date: **11/16/24** List Price: **\$638,900**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 02-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1958** Abv Sqft: **1,012**
Lot Information Low Sqft:
 Lot Sz Ar: **6,339 sqft** Ttl Sqft: **1,012**
 Lot Shape:

DOM

67
Layout
 Beds: **5 (4 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet, Vinyl**
 Sewer: Water Source:
 Ext Feat: **None** 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	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Main	12`7" x 11`6"
Bedroom	Main	1`8" x 11`6"	Kitchen With Eating Area	Main	12`9" x 11`8"
Bedroom	Main	9`0" x 9`0"	Bedroom	Main	10`4" x 10`5"
Game Room	Lower	19`2" x 12`7"	3pc Bathroom	Lower	0`0" x 0`0"
Bedroom	Lower	7`2" x 8`10"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

5773HJ

Remarks

Pub Rmks: **NEW RENOVATIONS TO a new self contained BASEMENT illegal suite, awaiting pot lights and switches. Now a 2 bedroom lower level, egress window, wet bar with full height fridge (on order).. Main floor has been totally refreshed with all new opening between living room and kitchen ,All new high end vinyl throughout main floor, with new carpet down. Freshly painting inside and out. kitchen has white cabinetry with new quartz, brand new stainless steel appliances, eating area and eat up bar. Electrical panel has been upgraded too. Easy access to west fenced backyard. Back door entrance provides steps up to main floor and staircase down to a separate living space or potential illegal suite. There are 3 bedrooms on the main, all new 4 pc bathroom too. Lower level has a huge rec room, storage room, and 2 bedrooms . Shared laundry is part of a large mechanical room plus storage. There is ample room to build a garage off back alley. Property has parking pad out front with some space on shared driveway, rpr in attachments.**

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





