



THE
A-TEAM

**RE/MAX
FIRST**

1801b 41 Street, Calgary T3B 1A4

MLS®#: **A2180247** Area: **Montgomery** Listing **11/21/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **-\$18k, 06-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1982**
Lot Information
 Lot Sz Ar: **2,497 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **700**
 Low Sqft:
 Ttl Sqft: **700**

DOM

30
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **Bi-Level**

Parking

Ttl Park: **0**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Lawn,Irregular Lot,Landscaped,Level,Treed**
 Park Feat: **None,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Metal Siding**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
 Int Feat: **Central Vacuum,Quartz Counters,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`4" x 12`0"
Dining Room	Main	14`5" x 8`11"
Bedroom - Primary	Lower	12`2" x 11`11"
Bedroom	Lower	11`5" x 7`11"
Storage	Lower	9`9" x 5`9"

Room	Level	Dimensions
Kitchen	Main	9`0" x 8`8"
2pc Bathroom	Main	5`6" x 5`6"
Bedroom	Lower	7`10" x 7`4"
4pc Bathroom	Lower	7`10" x 7`3"
Laundry	Lower	7`1" x 6`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8111115

Zoning:
R-CG

Remarks

Pub Rmks:

EXCEPTIONAL VALUE IN AN UNBEATABLE LOCATION. Fantastic DETACHED property in the desirable Northwest neighbourhood of Montgomery. Situated on a quiet street, this charming bi-level offers 3 BEDROOMS, 1.5 BATHROOMS, with almost 1300 SQ.FT of total finished living space. On the main floor you will find a good-sized living room with WOOD-BURNING FIREPLACE, and large window overlooking the magnificent mature tree out front. The updated kitchen features white shaker-style cabinet doors, QUARTZ COUNTERS, and STAINLESS STEEL APPLAINCES. The kitchen is open to the dining room with breakfast bar seating, and there is ample space for a large dining table. Patio doors lead out the back deck, with steps down to the private fenced yard. Perfect for indoor-outdoor flow whether bbqing, entertaining, kids, or pets. Also on this floor is a convenient half bathroom, foyer with front entry closet, and a spacious storage closet to keep life clutter-free. On the lower level you will find a bright and spacious master bedroom, two additional bedrooms, a large family bathroom with free-standing claw- foot tub with brick-style tiled walls. The laundry/ mechanical room, and a good-sized storage room. *This property is close to downtown, University District, and Market Mall. With shopping, schools, amenities and transit on your doorstep. The Bow River pathway is minutes away making it ideal for running, biking, or walking. ***Plus, SELLER WILL CONSIDER PROVIDING A 'VENDOR TAKE BACK MORTGAGE' AT PRIME (5.95%) TO QUALIFIED BUYERS WITH A MINIMUM DOWNPAYMENT OF \$25,000 Whether you're a first-time buyer, investor, or looking for a family home, this property checks all the boxes! Check out the virtual tour, and contact your favorite Realtor today to book your showing.**

Inclusions:
Property Listed By:

N/A
2% Realty

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









