

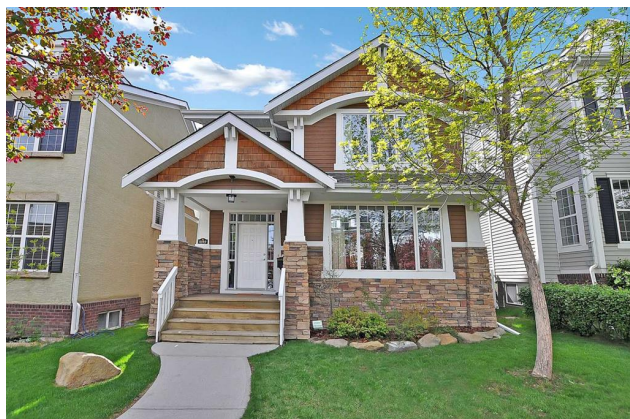


THE
A-TEAM

**RE/MAX
FIRST**

2193 VIMY Way, Calgary T2T 6H7

MLS®#: **A2181318** Area: **Garrison Woods** Listing Date: **12/02/24** List Price: **\$1,260,000**
 Status: **Active** County: **Calgary** Change: **+\$62k, 04-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **3,875 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,178**
 Low Sqft:
 Ttl Sqft: **2,178**

DOM

19
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Landscaped,Level,Rectangular Lot,Treed**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Purifier,Water Softener,Window Coverings**
 Int Feat: **High Ceilings,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Upper	9`11" x 12`3"	Bedroom	Upper	11`11" x 10`0"
Bedroom	Basement	10`11" x 9`11"	Bedroom	Basement	11`2" x 9`1"
Dining Room	Main	16`0" x 13`6"	Family Room	Main	15`8" x 15`0"
Kitchen	Main	13`2" x 12`8"	Bedroom - Primary	Upper	15`0" x 13`11"
Media Room	Basement	14`6" x 11`9"	Game Room	Basement	20`3" x 14`9"
2pc Bathroom	Main	8`8" x 5`8"	3pc Bathroom	Lower	
4pc Bathroom	Second	4`11" x 8`5"	5pc Ensuite bath	Second	12`10" x 11`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

0112541

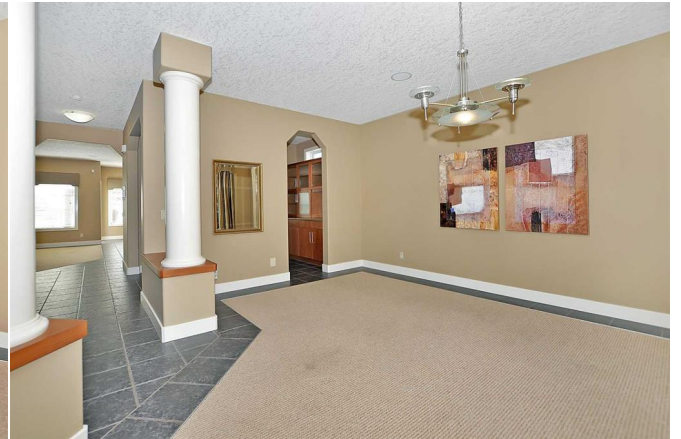
Remarks

Pub Rmks: **Here is your chance to live in one Calgary's Best Neighbourhoods! Fabulous curb appeal Check! Amazing Location Check! Awesome Family Home Layout Check! This Fabulous home is nestled on Vimy Way one of the best streets in Calgary. Just steps from all the stops & shops & schools that Marda Loop has to offer this is location location location. This open concept home is perfect for the growing family. It features a formal dining room, eat up kitchen, walk-through butlers pantry, ample closet and built-in storage, fully finished basement that adds 2 extra bedrooms, dance studio/entertainment room, sunny Southwest backyard, built-in net center, and much more!!! The Foyer is sure to impress with a Spiral Staircase and open to above that is elegant while remaining inviting and the main floor really does have great flow and function. Flat Panel cabinetry, Ceramic tile and woven carpets stand the test of time as they are elegant and durable. This home feels bigger than the numbers tell. The upper floor has 3 spacious bedrooms, an oversized upstairs laundry complete with storage, corner soaker tub, double vanities and closet organizers. Entertaining is a dream as the walk-through Butlery's pantry provides added extra storage and prep area so you can keep the kitchen neat and tidy. The lower level adds extra living & storage space; Dance in the studio or chill in the theatre room and enjoy some winter cocktails at the wetbar! The low maintenance exterior fibre cement siding, front porch entrance, patio paver backyard detached full sized 2 car garage and spacious back deck are great for the busy homeowner just looking for some space to spread out. This well cared for original owner home was thoughtfully designed with the growing family in mind. Don't miss out on this Garrison Woods Gem!**

Inclusions:
Property Listed By: **NA
CIR Realty**

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







Room	Dimensions
Living	11'0" x 12'0"
Formal Dining	11'0" x 10'0"
Kitchen	8'0" x 9'0"
Office	10'0" x 6'0"
Butler's Pantry	5'0" x 5'0"
Bath (up)	5'0" x 6'0"
Entrance	5'0" x 5'0"
Hall	3'0" x 3'0"
Staircase	3'0" x 3'0"
Garage	10'0" x 10'0"

Disclaimer: This is not a floor plan. It is a diagram of the property. It is not intended to be used as a legal document. It is for informational purposes only. It is not intended to be used as a legal document. It is for informational purposes only. It is not intended to be used as a legal document. It is for informational purposes only.

Client: Peter Sathide November 28, 2024 Job #: 058905



Room	Dimensions
Primary Bedroom	11'0" x 12'0"
Bedroom (up)	10'0" x 11'0"
Bedroom (up)	8'0" x 8'0"
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Client: Peter Sathide November 28, 2024 Job #: 058905



ListSimple 2193 Vimy Way SW, Calgary - BASEMENT

Room	Dimensions
Bar	7'0" x 11'7"
Bedroom	10'0" x 12'0"
Bedroom	11'0" x 12'0"
Bedroom	10'0" x 12'0"
Bedroom	10'0" x 11'7"
Bed w/ closet	8'3" x 10'0"
Flex/Utility Room	12'0" x 10'0"
Bathroom	5'3" x 10'0"
Wash w/ closet	4'0" x 12'4"

Disclaimer: This floor plan is for informational purposes only. It is not intended to be used as a legal document. The actual dimensions and layout of the property may vary from those shown on this floor plan. Please consult the listing agent for more information.

Client: Peter Szulc November 20, 2024 JLS # 105915

