



THE
A-TEAM

**RE/MAX
FIRST**

302 ADAMS Crescent, Calgary T2J 0T6

MLS® #: **A2181550**

Area: **Acadia**

Listing Date: **12/06/24**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1965**

Lot Information

Lot Sz Ar: **5,662 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot**
Park Feat: **Carport,Covered,Double Garage Detached,Driveway,Oversized**

DOM

15
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Washer**
Int Feat: **Central Vacuum,Kitchen Island,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	12`0" x 4`11"
Bedroom	Main	9`6" x 9`11"
Living Room	Main	15`6" x 16`4"
5pc Ensuite bath	Lower	7`0" x 8`0"
Bedroom	Lower	12`10" x 12`4"
Furnace/Utility Room	Lower	13`0" x 9`11"

Room	Level	Dimensions
4pc Ensuite bath	Main	10`6" x 7`5"
Kitchen	Main	15`6" x 9`8"
Bedroom - Primary	Main	15`6" x 10`7"
Bedroom	Lower	10`9" x 13`6"
Game Room	Lower	18`0" x 20`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3075JK

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to 302 Adams Crescent SE in Calgary! This fully renovated 4-bedroom, 3-bathroom home offers modern living with a spacious layout and fully renovated throughout. You'll love the stylish vinyl plank flooring, sleek quartz countertops, and stainless steel appliances in the kitchen. Upstairs we have 2 large bedrooms, and 2 bathrooms. The lower living area is wide open and also has 2 large bedrooms and a 5 piece bathroom. The large, oversized garage provides plenty of room for parking and storage. Situated on a corner lot, this home offers added privacy and space. Plus, it's conveniently located close to schools, parks, and all the amenities you need. Don't miss the chance to make this beautiful home yours!**

Inclusions:
Property Listed By: **n/a**
CIR Realty

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







302 Adams Crescent SE, Calgary, AB

Basement (Below Grade) Exterior Area 345.85 sq ft

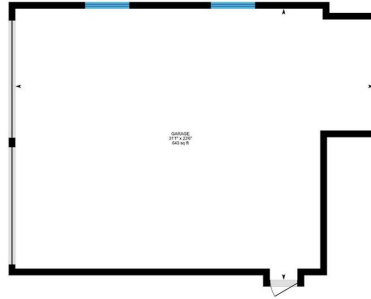


0 3 6 ft PREPARED: 2024/1/29

While regions are excluded from total floor area in GUSSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Garage Estimated Area 703.32 sq ft



0 3 6 ft PREPARED: 2024/1/29

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