



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**244 LOS ALAMOS Place, Calgary t1y7g7**

MLS® #: **A2181958**

Area: **Monterey Park**

Listing Date: **12/01/24**

List Price: **\$638,888**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1999**  
Lot Information  
Lot Sz Ar: **4,197 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,431**  
Low Sqft:  
Ttl Sqft: **1,431**

DOM

**20**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.0 (2 2)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Aluminum Siding**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **Bar**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`6" x 10`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 10`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 7`10"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>11`2" x 8`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 10`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`10" x 12`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`10" x 9`6"</b>
<b>Family Room</b>	<b>Basement</b>	<b>22`0" x 12`10"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	
<b>2pc Bathroom</b>	<b>Basement</b>	

Legal/Tax/Financial

Title: **Fee Simple**  
Legal Desc:

**9813562**

Zoning: **R-CG**

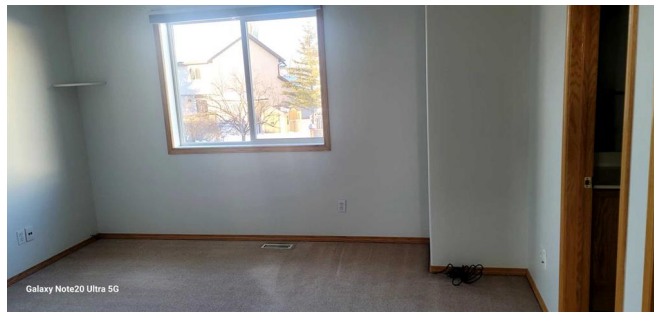
Remarks

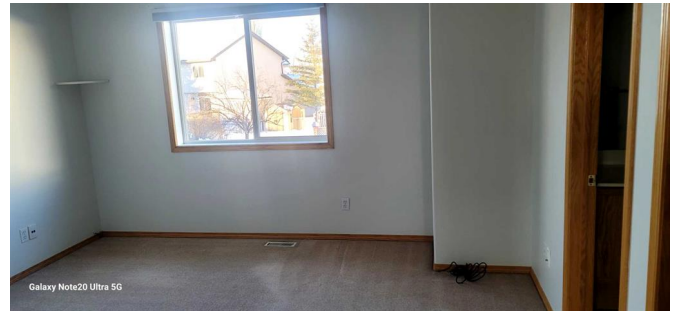
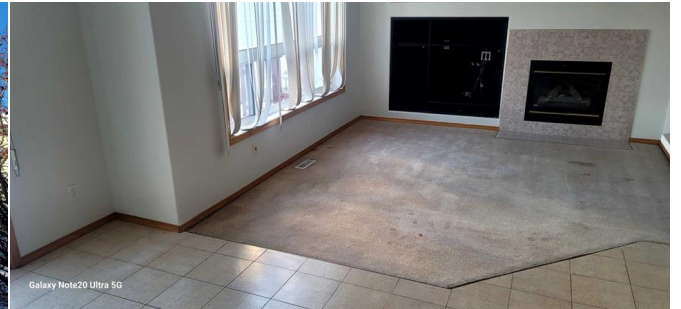
Pub Rmks: **Monterey park 3 bed rooms, 1 full bath , 1 half bath ,, living room rounded corner wood trim through out, living room patio dooe to back deck and fire place..large walking closet book shelf wall and ensuite shower in master bed room,main floor laundry room NEWER ROOF SINCE 22 SEPT. 2024,NEW PAINT ON MAIN AND UPPER LEVEL NEW KITCHEN QUART COUNTERTOP HIGH EFFICENT FURNACE (AROUND 9 YEAR OLD) develop basement with recreation room , bed room , wet bar .half bath.close to parks and bus stops shopping centers.**

Inclusions: **n/a**

Property Listed By: **Grand Realty**

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







Galaxy Note20 Ultra 5G



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