



THE
A-TEAM

**RE/MAX
FIRST**

3714 8 Avenue, Calgary T2N1E1

MLS®#: **A2182771**

Area: **Parkdale**

Listing Date: **12/10/24**

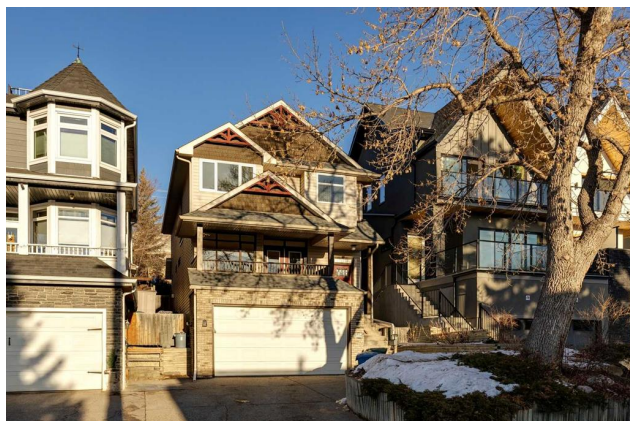
List Price: **\$1,095,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar: **4,779 sqft**
Lot Shape:

Access:

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

DOM

11
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,No Smoking Home,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`0" x 9`0"
Breakfast Nook	Main	8`6" x 6`10"
Foyer	Main	10`0" x 4`6"
Family Room	Basement	21`0" x 20`3"
Laundry	Basement	7`9" x 7`7"
Bedroom - Primary	Upper	16`8" x 13`3"
Bedroom	Upper	12`8" x 12`2"

Room	Level	Dimensions
Dining Room	Main	13`4" x 10`5"
Living Room	Main	16`6" x 14`0"
Bonus Room	Main	18`0" x 17`0"
Game Room	Upper	17`9" x 11`7"
Balcony	Main	15`9" x 8`0"
Bedroom	Upper	15`2" x 10`5"
2pc Bathroom	Main	5`5" x 4`8"

3pc Bathroom
5pc Ensuite bath

Basement
Upper

10`9" x 6`2"
12`1" x 9`5"

4pc Bathroom

Upper

8`5" x 8`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0010484

Zoning:
R-CG

Remarks

Pub Rmks:

This stunning home features refurbished hardwood floors, and new paint and carpet throughout. There are 3 spacious bedrooms upstairs, including a luxurious 5-piece ensuite and a well-appointed 4-piece bath. The main floor boasts 9-foot ceilings, a laid-back dining space, two inviting living spaces with a large fireplace. The warm kitchen is equipped with all new stainless-steel appliances. The fully finished basement includes a cozy bar, additional living room, bathroom, and laundry room. Enjoy breathtaking mountain views from the deck off the main living area or relax in the beautifully landscaped backyard. Located near Foothills Hospital, Foothills Academy, and the University of Calgary, with easy access to downtown and river pathways, this sunny, bright home offers both convenience and charm. Come and check it out for yourself!

Inclusions:
Property Listed By:

TV Wall Mount
RE/MAX Realty Professionals

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

