

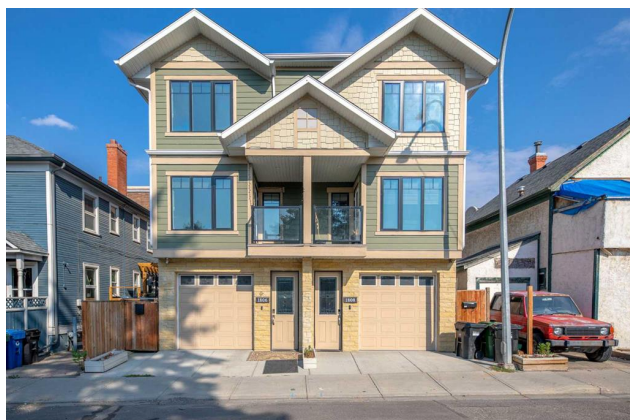


THE
A-TEAM

**RE/MAX
FIRST**

1806 8 Street, Calgary T2T 2Z1

MLS®#: **A2183716** Area: **Lower Mount Royal** Listing Date: **01/08/25** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **86 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,601**
 Low Sqft:
 Ttl Sqft: **1,601**

DOM

2
Layout
 Beds: **3 (3)**
 Baths: **4.0 (3 2)**
 Style: **3 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Garburator,Humidifier,Microwave,Range Hood,Refrigerator**
 Int Feat: **Low Flow Plumbing Fixtures,Skylight(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	2`7" x 6`1"	Bedroom	Main	13`6" x 9`11"
Foyer	Main	3`6" x 21`4"	2pc Bathroom	Second	5`0" x 5`5"
Dining Room	Second	10`2" x 9`5"	Kitchen	Second	13`6" x 9`11"
Living Room	Second	13`6" x 14`10"	3pc Ensuite bath	Third	4`8" x 6`7"
5pc Ensuite bath	Third	8`1" x 12`2"	Bedroom	Third	13`7" x 9`11"
Bedroom - Primary	Third	13`6" x 11`10"	3pc Bathroom	Basement	4`1" x 9`6"
Bonus Room	Basement	12`9" x 9`4"	Game Room	Basement	12`9" x 9`7"

Furnace/Utility Room

Basement

4`3" x 12`4"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1610365

Zoning:

M-C2

Remarks

Pub Rmks:

This stunning home is located in the heart of the Lower Mount Royal community, offering 1,600 square feet of living space, plus an additional 533 square feet of fully finished basement, perfect for entertaining. The top floor features two bedrooms, including a master bedroom with a see-through gas fireplace. Each bedroom has its own en-suite bathroom, with the master en-suite featuring heated floors. The main level includes a living room with another gas fireplace, a half bathroom, a dining room, and a kitchen equipped with Jenn Air appliances, a Garburator, quartz countertops, and under-cabinet lighting. Moving down to the lower level, there's an office with its own 2-piece en-suite and a single-car garage with a 220V connection for an electric vehicle charging station. The basement is fully finished with a 3-piece bathroom, a rec room, and a bonus room, providing extra space for your family and guests, along with added privacy and recreation. This home is conveniently situated near top-rated schools, including Western Canada High School just a block away, and both Mount Royal Junior High and Earl Grey Elementary School within walking distance, making it an ideal choice for families. Don't let this opportunity pass you by—schedule a viewing today to experience everything this remarkable property has to offer. **The seller is also willing to rent this property.**

Inclusions:

Property Listed By:

N/A

CalEstate Realty

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

