



THE
A-TEAM

**RE/MAX
FIRST**

10 STANLEY Place, Calgary T2S 1B2

MLS®#: **A2184216** Area: **Parkhill** Listing Date: **12/20/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1961**
Lot Information
 Lot Sz Ar: **5,747 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Pie Shaped Lot,Rectangular Lot**
 Park Feat: **Single Garage Attached**

DOM

21
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt** Construction: **Concrete,Wood Frame**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Hardwood,Laminate**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Gas Range,Portable Dishwasher,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Jetted Tub,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`5" x 12`6"	Dining Room	Main	13`3" x 12`8"
Kitchen	Main	11`10" x 10`8"	Bedroom - Primary	Main	12`3" x 11`6"
Bedroom	Main	12`0" x 11`0"	Bedroom	Main	12`0" x 7`11"
Sunroom/Solarium	Main	11`7" x 6`8"	3pc Bathroom	Main	7`6" x 4`9"
Family Room	Lower	28`9" x 13`10"	Hobby Room	Lower	16`0" x 11`5"
Laundry	Lower	11`7" x 11`3"	4pc Bathroom	Lower	11`1" x 7`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7808HH

Zoning:
R-CG

Remarks

Pub Rmks: **Fabulous, quiet, cul-de-sac location in popular Parkhill has a lovely west backyard. Renovate and enjoy, build your dream house or redevelop, and take advantage of 2 direct street fronts. The choice is yours. This well laid out 3 bedroom walk-out bungalow features hardwood floors and a cozy fireplace in the living room. Priced well to enable you to refinish according to your tastes. The bathrooms have been luxuriously redone and feature a jetted tub. Currently configured with a single attached garage with a large attached workshop that could easily become a double tandem garage. The west yard is a great place to garden, bbq and soak up the sun. Great neighbourhood and access, close to the bike trails and Stanley Park.**

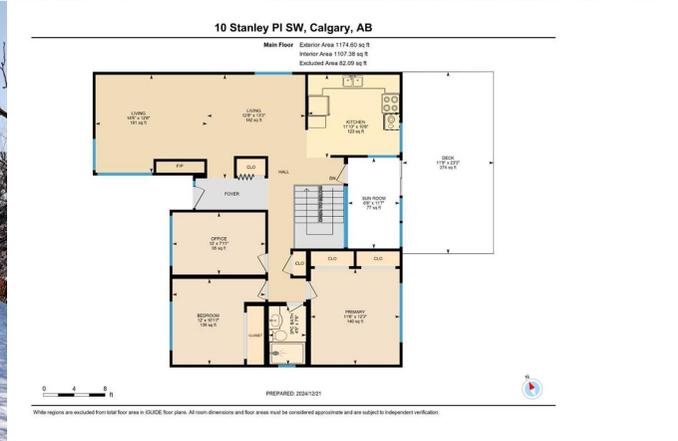
Inclusions:
Property Listed By: **NONE**
Century 21 Bravo Realty

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









10 Stanley Pl SW, Calgary, AB

Basement (Below Grade) Exterior Area 718.56 sq ft
Interior Area 837.65 sq ft
Excluded Area 422.53 sq ft

