



THE
A-TEAM

**RE/MAX
FIRST**

747 5A Street, Calgary T2N 4S4

MLS®#: **A2184361**

Area: **Sunnyside**

Listing Date: **01/07/25**

List Price: **\$600,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,530**
Low Sqft:
Ttl Sqft: **1,530**

DOM

15
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **No Animal Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`1" x 10`7"
Living Room	Main	17`4" x 12`0"
Bedroom	Second	10`2" x 10`8"
5pc Bathroom	Second	0`0" x 0`0"
Family Room	Third	13`3" x 12`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`11" x 13`0"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Second	15`1" x 12`0"
Bedroom	Third	13`3" x 14`1"
Game Room	Lower	14`9" x 11`5"

Legal/Tax/Financial

Condo Fee:
\$797

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **8910660**

Remarks

Pub Rmks: **For obvious reasons a property of this caliber doesn't come to market very often... As you approach this end-unit townhome you'll notice the private entrance with charming brick accents is set well back from the street. The main floor provides a tastefully renovated kitchen, the dining area with dramatic vaulted ceilings, an updated powder room, the welcoming living room with tall ceilings and a wood burning fireplace to enjoy in our chilly months, as well as access to the spacious private deck to enjoy in our warmer months. The second floor features two generously sized bedrooms and the beautifully remodelled 5-piece bathroom complete with modern tub, oversized walk-in shower and dual vanities. The top level offers flexibility as an exceptional primary bedroom with ample closets, vaulted ceilings, private balcony and additional space for a private office or simply provide an area for relaxation and solitude. The lower level offers a huge family room, laundry area and an attached extra wide single garage. This residence is located in the heart of Sunnyside, which is within just a few minutes walk to some of Calgary's best shops, restaurants and quick access to downtown, as well as the Bow River Pathway system. Is it really a wonder a property like this doesn't come to market very often?**

Inclusions: **N/A**
Property Listed By: **Charles**

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









