



THE
A-TEAM

**RE/MAX
FIRST**

2208 27 Street, Calgary T3E 2G1

MLS®#: **A2187867**

Area: **Killarney/Glengarry**

Listing Date: **01/15/25**

List Price: **\$689,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar: **3,121 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Single Garage Detached**

DOM

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Layout

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

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Metal Siding ,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`0" x 12`4"
Kitchen	Main	12`0" x 9`6"
Family Room	Basement	15`0" x 11`10"
Bedroom	Second	10`2" x 9`0"
Bedroom	Basement	12`3" x 10`3"
3pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	11`0" x 9`8"
Breakfast Nook	Main	10`6" x 10`0"
Bedroom - Primary	Second	13`6" x 11`11"
Loft	Second	12`3" x 9`6"
Den	Basement	10`0" x 6`6"
3pc Bathroom	Second	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

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Remarks

Pub Rmks: **"" OPEN HOUSE: SATURDAY, JANUARY 18, 12:00 - 3:00 PM "" Excellent well maintained and updated detached infill on a very quiet Killarney side street, great access to 17 ave and Crowchild Trail. Fully developed with three bedrooms, 4 bathrooms, loft den, living room and family room down, three fireplaces/gas stove. Updates as follows: high eff furnace, window inserts, Brazilian Cherry hardwood throughout, roof, appliances, dual hot water tank, wood basement wall sub structure**
Inclusions: **any furniture in home**
Property Listed By: **Royal LePage Solutions**

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











