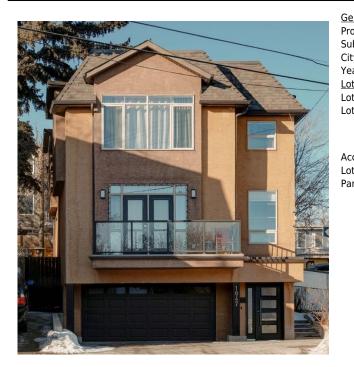


1047 MAGGIE Street, Calgary T2G4L8

MLS®#:	A2187958	Area:	Ramsay	Listing Date:	01/30/25	List Price: \$899,000
Status:	Pending	County:	Calgary	Change:	None	Association: Fort McMurray



<u>General Informatior</u> Prop Type:	Residential			<u>DOM</u> 2			
Sub Type:	Detached			Layout			
City/Town:	Calgary	Finished Floor Area		Beds:	3 (3)		
'ear Built:	2006	Aby Saft:	1,802	Baths:	2.5 (2 1)		
ot Information		Low Sqft:		Style:	2 Storey		
ot Sz Ar:	2,626 sqft	Ttl Sqft:	1,802	-	-		
ot Shape:				Dorting			
				<u>Parking</u> Ttl Park:	4		
				Garage Sz:	2		
Access:				53. dgc 52.	-		
ot Feat:	Back Yard, Irreg						
Park Feat:	Double Garage Attached						

Utilities and Features

Roof:	Asphalt Shingle	Construction:				
Heating:	Forced Air,Natural Gas	Stucco,Wood Frame				
Sewer:		Flooring:				
Ext Feat:	Balcony,BBQ gas line,Lighting,Private	Hardwood,Tile				
	Yard, Storage	Water Source:				
		Fnd/Bsmt:				
		Poured Concrete				
Kitchen Appl:	Appl: Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,See Remarks,Tankless Water Heater,Washer,Water Softener,Window Co					
Int Feat:	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wired for Sound					
Utilities:						

			Room Information			
Room	Level	Dimensions	Room	Level	Dimensions	
Foyer	Basement	6`4" x 7`8"	Mud Room	Basement	17`8" x 8`9"	
2pc Bathroom	Main	5`11" x 9`3"	Dining Room	Main	10`8" x 13`3"	
Kitchen	Main	13`0" x 13`4"	Living Room	Main	26`11" x 18`5"	
4pc Bathroom	Second	5`6" x 7`7"	5pc Ensuite bath	Second	10`9" x 10`10"	
Bedroom	Second	15`4" x 11`1"	Bedroom	Second	10`10" x 9`1"	
Bedroom - Primary	Second	17`8" x 14`0"	Laundry	Second	6`5" x 7`5"	
Walk-In Closet	Second	7`10" x 6`4"				
			Legal/Tax/Financial			
Title:		Zoning:				
Fee Simple		R-CG				
Legal Desc:	0611107					
			Remarks			
Pub Rmks:	neighbourhood of Ra built-in sound systen features a floating do	msay. The open-concept living and n. The upper level primary suite is puble vanity, a soaking tub, a dual-	kitchen area boasts hardwood floo a bright and light sanctuary, featur head shower and fireplace. Two ad	ors, premium stainless-steel a ring a luxurious custom closet Iditional bedrooms and a meti	ophisticated retreat within the charming oppliances, a stunning custom fireplace and t and a spa-inspired ensuite. The ensuite iculously designed 4pc bath and laundry d a spacious deck—ideal for entertaining.	
Inclusions: Property Listed By:						

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

