



THE
A-TEAM

**RE/MAX
FIRST**

2201 27 Street, Calgary T3E2E9

MLS®#: **A2189873**

Area: **Killarney/Glengarry**

Listing Date: **01/24/25**

List Price: **\$1,098,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1947**

Lot Information

Lot Sz Ar: **6,243 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Corner Lot,Front Yard,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

8
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other,Private Yard**

Construction:
See Remarks
Flooring:
Tile,Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`5" x 5`9"
Bedroom	Main	7`6" x 17`8"
Family Room	Main	19`3" x 7`9"
Kitchen	Main	7`4" x 13`1"
4pc Bathroom	Basement	5`8" x 8`7"
Bedroom	Basement	10`0" x 10`0"
Laundry	Basement	9`5" x 13`4"

Room	Level	Dimensions
Bedroom	Main	11`7" x 13`7"
Dining Room	Main	9`6" x 13`5"
Foyer	Main	5`9" x 5`1"
Living Room	Main	15`2" x 13`7"
Bedroom	Basement	11`0" x 16`1"
Kitchen	Basement	7`7" x 11`5"
Game Room	Basement	12`4" x 11`7"

Storage	Basement	8`2" x 3`4"	Furnace/Utility Room	Basement	8`2" x 6`3"
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Title:	Zoning:
Fee Simple	RC-G
Legal Desc:	56610

Remarks

Pub Rmks: **50x125 RC-G CORNER LOT in Killarney. DP SUBMITTED FOR 4+4 with 2 bedroom basement suites!. A beautiful bungalow with an illegal suited basement. This home has already been renovated and is a great property to hold with potential rental income from both levels. The main floor is spacious with 2 bedrooms, living room, dining room, kitchen and 4pce bath. The basement has its own separate entrance and has a spacious 2 bedrooms, rec room, kitchen, 4pce bath and laundry.**

Inclusions: **Electric Stove, Hoodfan, Fridge/Freezer Combo, Washer, Dryer (Suite)**

Property Listed By: **Century 21 Bravo Realty**

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





