



THE
A-TEAM

**RE/MAX
FIRST**

4225 5A Street, Calgary T2S 2G8

MLS®#: **A2191240**

Area: **Elboya**

Listing Date: **01/30/25**

List Price: **\$1,600,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1949**

Lot Information

Lot Sz Ar: **6,533 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,138**

Low Sqft:

Ttl Sqft: **2,138**

DOM

2

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Lawn,Landscaped,Street Lighting,Pie Shaped Lot,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Playground,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer**
Int Feat: **Built-in Features,Kitchen Island,Natural Woodwork,No Smoking Home,See Remarks,Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	16`3" x 11`10"
Mud Room	Main	14`3" x 5`2"
5pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	13`0" x 12`1"
Game Room	Basement	22`8" x 24`5"

Room	Level	Dimensions
Family Room	Main	13`1" x 12`2"
Living Room	Main	23`9" x 14`6"
3pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	14`4" x 13`1"
Bedroom - Primary	Upper	15`8" x 14`8"
Laundry	Basement	14`11" x 10`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6153AC

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to this charming family home in Elboya, just steps from the river and Stanley Park. Nestled on a spacious pie-shaped corner lot, this property is perfect for a family with active kids who love to play outdoors. Upon entering, you're welcomed by a formal living room at the front of the home, offering a warm and inviting space to relax. From here, step into the dedicated dining area—ideal for hosting large gatherings and family dinners. Adjacent to the dining room, a retractable screened- in porch allows you to enjoy the outdoors well beyond the summer months. At the back of the home, the expansive kitchen is designed for both functionality and connection, providing plenty of prep space while offering panoramic views of the backyard. Upstairs, you'll find three generously sized bedrooms, including a primary suite with ample closet space and a private ensuite. The lower level boasts a spacious recreation room with additional space for a home gym or hobby area. Completing the home is a double attached garage, ensuring comfort and convenience during the cold winter months.**

Inclusions:
Property Listed By: **Hot Tub.
Charles**

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









