



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**410 GARRY Crescent, Calgary T2K 3T7**

MLS® #: **A2192523**

Area: **Greenview**

Listing Date: **02/04/25**

List Price: **\$359,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**

Updated Kitchen



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1962**  
Lot Information  
Lot Sz Ar: **2,497 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,290**  
Low Sqft:  
Ttl Sqft: **1,290**

DOM

**18**  
Layout  
Beds: **4 (4 )**  
Baths: **1.0 (1 0)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

**Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Greenbelt,Landscaped,Level,Private,Zero Lot Line**

Park Feat:

**Carpport,Covered**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **High Efficiency,Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Brick,Mixed,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Perimeter Wall,Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s),Vinyl Windows,Wood Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>13`1" x 12`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>20`2" x 13`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`2" x 11`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 9`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`0" x 7`10"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`8" x 5`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`1" x 4`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>12`6" x 7`1"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**369JK**

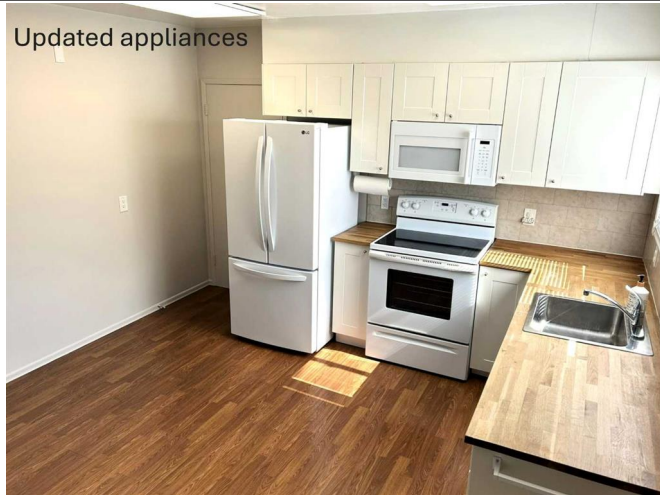
Zoning:  
**M-C1**

Remarks

Pub Rmks: **Excellent starter home or investment property with tenant willing to stay. Newer roof, windows , appliances, furnace, hot water tank, kitchen cabinets, Carpets & laminate floors, Bathrooms, Paint throughout in the last 2-5 years. Covered carport and enclosed workshop/ shed. Private Fenced yard with patio. Back attached mud/ boot room entry is unheated & not included in the size. Not vacant as per photos.**

Inclusions:  
Property Listed By: **lockers in laundry room  
Real Estate Professionals Inc.**

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





Master Bedroom



Bedroom 2



Bedroom 3



Bedroom 4 or Den



Updated bathroom



Half bath



Patio/workshop shed



Back yard

