

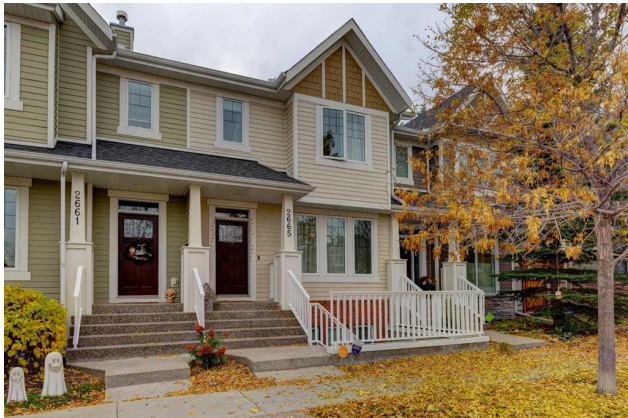


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2665 DALLAIRE Avenue, Calgary T3E 1V7**

MLS®#: **A2196942**      Area: **Garrison Green**      Listing Date: **02/24/25**      List Price: **\$800,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **207 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,721**  
 Low Sqft:  
 Ttl Sqft: **1,721**

DOM

**2**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick, Composite Siding, Stone, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Hardwood, Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Playground, Private Entrance**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Refrigerator, See Remarks, Washer**  
 Int Feat: **Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 14`11"	Dining Room	Main	13`8" x 11`8"
Kitchen	Main	15`3" x 17`7"	2pc Bathroom	Main	5`5" x 5`9"
Foyer	Main	5`6" x 11`3"	Bedroom - Primary	Second	13`6" x 15`7"
Walk-In Closet	Second	6`1" x 11`4"	4pc Ensuite bath	Second	9`6" x 9`8"
Bedroom	Second	9`6" x 13`5"	Bedroom	Second	9`4" x 12`11"
4pc Bathroom	Second	9`6" x 6`2"	Game Room	Lower	18`7" x 22`2"
Bedroom	Lower	11`7" x 9`11"	4pc Bathroom	Lower	7`10" x 4`11"

<b>Storage</b>	<b>Lower</b>	<b>7`10" x 5`3"</b>	<b>Other</b> Legal/Tax/Financial	<b>Lower</b>	<b>6`8" x 15`11"</b>
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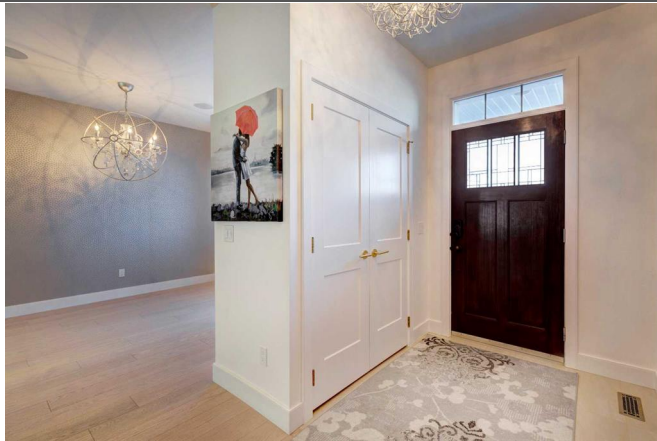
Condo Fee: <b>\$374</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: <b>M-CG</b>	
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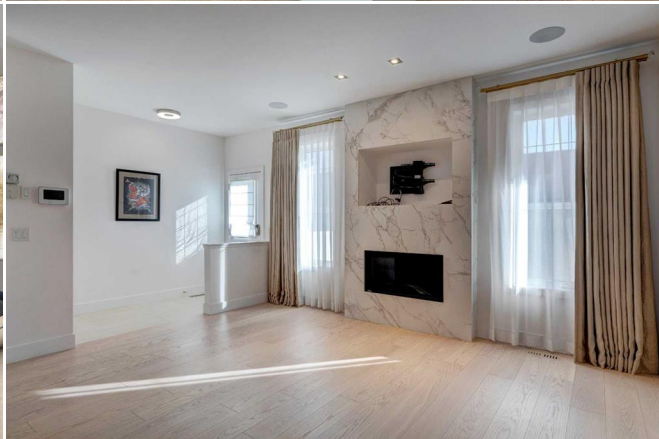
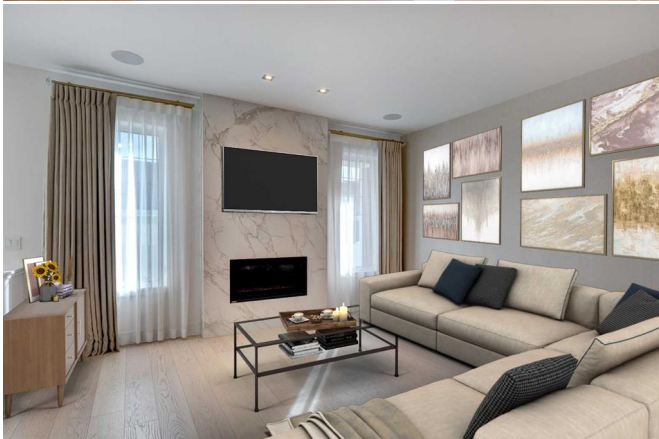
Legal Desc:	<b>0713915</b>	Remarks			
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Pub Rmks: **The open concept of this 4 bedroom home is an entertainer's dream. Wonderfully, recently upgraded.....floors, kitchen, master ensuite and so much more! Quality throughout. Fabulous master ensuite....Very good location with access to so many amenities and easy access to main road systems, schools and several parks, including one across the street! Ample room for friends and family with the added space in the developed walk out level. Sundrenched south facing patio for amazing natural light. Oversized double garage. Enjoy the easy comfortable lifestyle this home brings to you and your family!**

Inclusions:  
Property Listed By: **Master bedroom headboard  
Knag Real Estate & Property Management Ltd.**

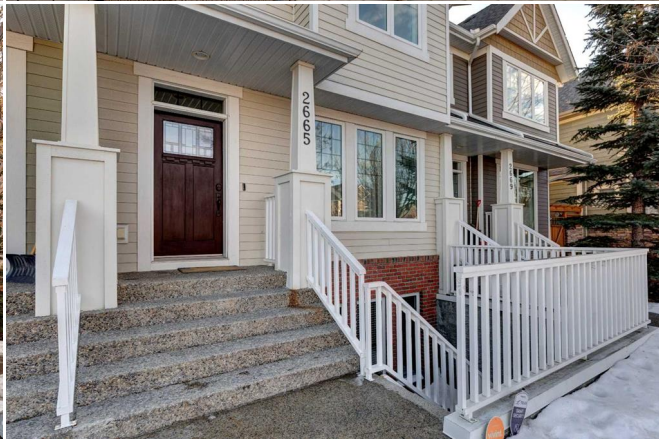
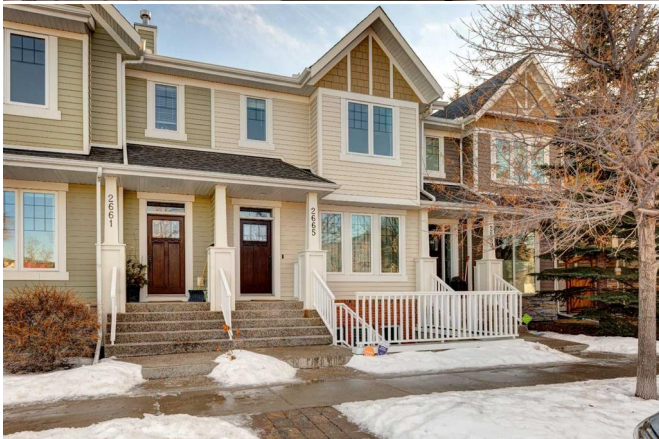
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













**2665 Dallaire Ave SW, Calgary, AB**

Main Floor Exterior Area 918.18 sq ft  
Interior Area 845.21 sq ft

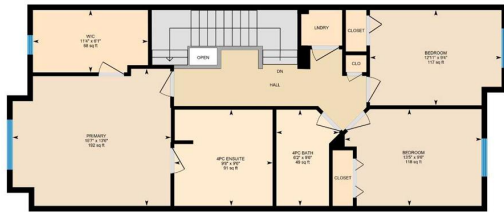


PREPARED: 2023/02/25

White regions are excluded from total floor area in OUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**2665 Dallaire Ave SW, Calgary, AB**

2nd Floor Exterior Area 845.39 sq ft  
Interior Area 875.79 sq ft  
Excluded Area 4.65 sq ft

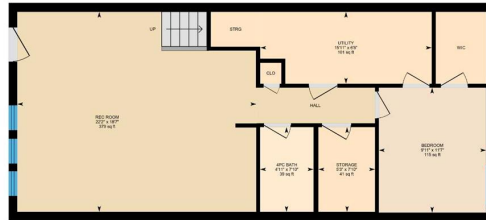


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**2665 Dallaire Ave SW, Calgary, AB**

Basement (Below Grade) Exterior Area 574.30 sq ft  
Interior Area 938.44 sq ft

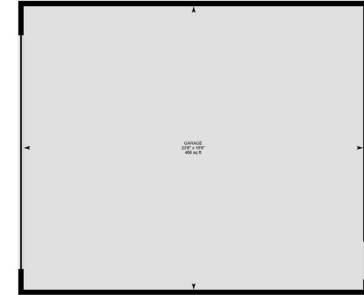


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**2665 Dallaire Ave SW, Calgary, AB**

Detached Garage Exterior Area 895.14 sq ft  
Interior Area 858.19 sq ft



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