



THE A-TEAM

RE/MAX FIRST

2027 GEORGIA Street, Calgary T3E 4H3

MLS@#: A2197390 Area: Glendale Listing Date: 02/26/25 List Price: \$934,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1957
Lot Information
Lot Sz Ar: 6,910 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,304
Low Sqft:
Ttl Sqft: 1,304

DOM: 2
Layout
Beds: 4 (3 1)
Baths: 2.0 (2 0)
Style: Bungalow
Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Corner Lot, Garden, Landscaped, Many Trees, Rectangular Lot
Park Feat: Double Garage Detached, Oversized, See Remarks

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Dog Run, Garden, Lighting, Private Yard
Construction: Brick, Wood Frame, Wood Siding
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Int Feat: Built-in Features, Granite Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks
Utilities:

Room Information

Table with columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc: 774HI
Zoning: R-C1

Remarks

Pub Rmks: OPEN HOUSE - Saturday March 1, 2025 from 1PM to 3PM - GLENDALE AT ITS BEST - This wonderful property is ready to be your next home - over 2000 square feet of

LIVING SPACE offered with an inviting floor plan. This home is rich in charm and comfort! **HIGHLIGHTS** include hardwood throughout the main floor living spaces, an **UPDATED** and **OPEN CONCEPT** kitchen and dining room **IDEAL** for family gatherings and shared **FAMILY TIME** - a **SPACIOUS** living room with a convenient gas fireplace overlooking your **GARDEN** perfect for your cat to watch birds and squirrels or a cozy winter night with hot chocolate - 4 generous **BEDROOMS** and 2 full **BATHROOMS** - a **LARGE** rec room with **SECOND** gas fireplace - full **LAUNDRY** room with **ABUNDANT STORAGE** throughout the house. **OUTSIDE** is equally appealing and practical featuring an **OVERHEIGHT** double garage - incredible **WEST** backyard and large **SOUTH** facing side yard highlighted with an aluminum **PERGOLA**, **FLAGSTONE** **PATIO**, voluminous greenery and pond. Finally, enjoy the practicality of this excellent location - 5 **SCHOOLS** and transit access within walking distance - **STEPS AWAY** from Turtle Hill with kids play park, tobogganing hill, tennis courts, skating, hockey rink, and other community facilities and a short commute to downtown. Make this wonderful home yours today!

Inclusions:
Property Listed By:

N/A
CIR Realty

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











