



THE
A-TEAM

**RE/MAX
FIRST**

1424 PREMIER Way, Calgary T2T1L9

MLS®#: **A2199875** Area: **Upper Mount Royal** Listing Date: **03/06/25** List Price: **\$1,649,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1929** Abv Sqft: **1,777**
 Lot Information Low Sqft:
 Lot Sz Ar: **8,708 sqft** Ttl Sqft: **1,777**
 Lot Shape:

DOM

3
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **1 and Half Storey**

Parking

Ttl Park: **5**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot,Treed**
 Park Feat: **Driveway,Front Drive,Off Street,Single Garage Attached**

Utilities and Features

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

Construction: **Stone,Wood Frame,Wood Siding**
 Flooring: **Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Gas Stove,Refrigerator,Window Coverings**
 Int Feat: **Breakfast Bar,Recessed Lighting,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	
Dining Room	Main	12`5" x 11`2"
Foyer	Main	6`5" x 7`7"
Bedroom	Upper	9`1" x 9`11"
Bedroom - Primary	Upper	12`1" x 13`4"
Game Room	Basement	12`10" x 18`1"
Other	Basement	13`2" x 19`11"

Room	Level	Dimensions
3pc Bathroom	Upper	
Family Room	Main	27`0" x 12`2"
Living Room	Main	15`6" x 18`7"
Bedroom	Upper	12`1" x 13`7"
Office	Basement	6`4" x 10`0"
Storage	Basement	8`3" x 5`9"
Other	Basement	16`2" x 38`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7080AJ

Remarks

Pub Rmks: **Build your dreams in the affluent neighbourhood of Upper Mount Royal! This original home, located on a 50' x 186' (9,300 sq ft) lot is prime for renovation or construct your perfect home. The current house is 1.5 story with 3 bedrooms and 2 bathrooms. There is the potential for 2,300 of finished living space with the current floor plan. The single attached garage could also be converted into usable space. The main floor combines the main living areas with a central kitchen and 3 pc bath with clawfoot tub. On the upper level are 3 bedrooms and a 3 pc bath. The partially finished basement is ready for your ideas. Enjoy outdoor living on the SW facing front deck off the dining area, perfect for dining alfresco and on the back deck open to the large backyard. The location is ideal for families and professionals. Steps to the Marda Loop Community Association with outdoor pool, tennis courts and large park. Walking distance to the shoppes and restaurants of 17th Ave. Quick Access to the Glencoe Club, Downtown, University of Calgary and Mount Royal University. Close to all amenities, private, public and catholic schools.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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







