

#	MLS@#	Address	City	St	Current Price	RMS Ttl	Style	RMA	TBD	FB	HB	E/S	Yr Built	FP	DOM	Stat Date
1	A2004162	2328 22A Street NW	Calgary	A	\$609,900.00	1,102	Bungalow	2	2	1	0	No	1954	1	22	2022-10-03
2	A2006233	1922 19 Avenue NW	Calgary	A	\$624,900.00	836	Bungalow	5	2	2	0	No	1961	1	11	2022-10-14
3	A2005413	6235 Dalbeattie Green NW	Calgary	P	\$624,900.00	1,275	Bungalow	6	3	1	1	Yes	1968	2	15	2022-10-12
4	A2003789	2455 23 Street NW	Calgary	P	\$625,000.00	918	Bungalow	5	3	2	0	No	1952	0	26	2022-10-18
5	A2000933	4907 Vantage Crescent NW	Calgary	A	\$649,900.00	1,355	Bungalow	7	5	2	1	Yes	1973	1	48	2022-09-07
6	A2000509	5628 Dalcastle Rise NW	Calgary	A	\$649,900.00	1,373	4 Level Split	8	4	2	1	Yes	1974	1	54	2022-09-01
7	A1256158	3224 Breton Close NW	Calgary	A	\$678,800.00	1,804	4 Level Split	8	5	3	0	No	1971	2	47	2022-09-08
8	A2002183	3407 3 Avenue NW	Calgary	A	\$700,000.00	1,265	1 and Half Storey	6	3	1	0	No	1950	0	36	2022-09-19
9	A1259399	515 33 Street NW	Calgary	P	\$725,000.00	1,018	Bungalow	6	3	1	0	No	1952	0	25	2022-10-14
10	A2004942	5247 Dalcroft Crescent NW	Calgary	A	\$739,900.00	1,696	4 Level Split	11	4	2	1	No	1971	0	18	2022-10-07
11	A2008135	4823 Verona Drive NW	Calgary	A	\$744,900.00	1,055	Bungalow	4	4	3	0	Yes	1965	1	3	2022-10-22

2328 22A Street NW Calgary, AB T2M 3W4

Residential

Active

A2004162



PD:		DOM: 22	LP: \$609,900.00
Class:	Detached	CDOM: 22	OP: \$609,900.00
County:	Calgary	City:	Calgary
Type:	House	Subdivision:	Banff Trail
Levels:	One	Ttl Beds:	2
Year Built:	1954	F/H Bth:	1/0
LINC#:	0018372870	RMS SQFT:	1,102.00
Arch Style:	Bungalow	LP/SF:	\$553.45
Possession:	30 Days / Neg	Suite:	No
Lot Dim:		Lot Size:	5995 SqFt
Front Length:	1523.00M 4997`0"	Lot Depth:	36.57 M 119.99'
Legal Desc:	9110GI;10;10		
Legal Pln:	9110GI	Blk: 10	Lot: 10
			Condo: No
Zoning:	R-C2	Tax Amt/Yr:	\$4,078.00/2022
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	W
Restrict:	None Known		

Public Remarks: Tremendous Value for this wonderful inner city property. A beautiful in-fill lot ready for re-development in the very desirable community of Banff Trail. Its an R2 50 foot lot by 120foot. Located on a quiet street that is already close to half redeveloped. This home has been in the family since it was first built and has been very well cared for, well updated and meticulously maintained. Situated just 2 blocks from the c-train. 3 Blocks to the U of C and walking distance to the Foothills and Children's Hospitals. With Great rental potential as well. Amazing opportunity that will not last long, book a private viewing today.

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 2	Main: 102.38	Mtr2	1,102.00	SqFt
EnSt Bth:	0	0	1	0	0	Rms Abv: 2	Blw Grade: 77	Mtr2	829	SqFt
	0	0	0	0	0		Total AG: 102.38	Mtr2	1,102.00	SqFt
Garage Dim:	18`0" x 18`0"									

Property Information

Basement:	Finished, Full	Lndry Feat:	In Basement
Heating:	Forced Air	Cooling:	None
Construction:	Wood Frame	Fireplaces:	1/Gas, Living Room
Foundation:	Poured Concrete	Flooring:	Hardwood, Vinyl
Exterior Feat:	Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	See Remarks
Reports:	RMS Supplements		
Parking:	Double Garage Detached	Total:	2
Features:	No Smoking Home		
Comm Feature:	Park, Schools Nearby, Playground, Shopping Nearby		
Lot Features:	Back Lane, Back Yard, Rectangular Lot		
Goods Include:	N/A		
Appliances:	Dryer, Electric Range, Garage Control(s), Refrigerator, Washer		
Other Equip:	None		
Goods Exclude:	N/A		

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Primary Bed	Main	6`6" x 11`10"	Bedrm	Main	6`6" x 12`0"
4pc Bathroom	Main	0`0" x 0`0"			0.00M x 0.00M

Agent & Office Information

List REALTOR®:	Adam Robinson arobinson@cirrealty.ca	Phone:	403-294-1500
List Firm:	CIR REALTY	Phone:	403-294-1500
Firm Address:	#100, 707 - 10 AVENUE S.W., CALGARY, T2R 0B3	Firm Fax:	403-266-0941
Appt:	Showingtime Notice Required		
Showing Contact:	Adam 403-969-0267	List Date:	10/03/2022
Comm:	3.5% on 1st \$100,000 & 1.5% on Balance	Expiry Dt:	
LB Type/Info:	SentriLock/Front Steps	With Dt:	
Owner Name:	Ken Vickers, Linda Vickers	Ownership:	Private
Occupancy:	Owner	Exclusion:	No
Member Rmks:		SRR:	No

Printed Date: 10/25/2022 2:16:51 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Property Marketing History

List ID: [A2004162](#)

Status: Active

DOM: 22

List Office: CIR REALTY

[2328 22A Street NW Calgary, AB T2M 3W4](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$609,900.00	New Listing	\$609,900	New Listing	10/03/2022

List ID: [C4197443](#)

Status: Expired

DOM: 129

List Office: CIR REALTY

[2328 22A Street NW Calgary, AB t2m 3w4](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$617,500.00	Expired		A -> X	11/30/2018
\$617,500.00	Price Decrease	\$617,500	622500.00 -> 617500	09/24/2018
\$622,500.00	Price Decrease	\$622,500	629900.00 -> 622500	09/06/2018
\$629,900.00	New Listing	\$629,900	New Listing	07/25/2018

1922 19 Avenue NW Calgary, AB T2M 1R7

Residential
Active

A2006233



PD:		DOM: 11	LP: \$624,900.00
Class:	Detached	CDOM: 11	OP: \$624,900.00
County:	Calgary	City:	Calgary
Type:	House	Subdivision:	Banff Trail
Levels:	One	Ttl Beds:	2
Year Built:	1961	F/H Bth:	2/0
LINC#:	0018540048	RMS SQFT:	836.00
Arch Style:	Bungalow	LP/SF:	\$747.49
Possession:	Negotiable	Suite:	No
Lot Dim:		Lot Size:	3003 SqFt
Front Length:	7.62M 25`0"	Lot Depth:	36.57 M 119.99'
Legal Desc:	8100AF;36;11	Blk: 36	Lot: 11
Legal Pln:	8100AF		Condo: No
Zoning:	R-CG	Tax Amt/Yr:	\$3,510.00/2022
Title to Lnd:	Fee Simple	Loc Imp Amt:	S
Disclosures:	No Disclosure	Front Exp:	S
Restrict:	None Known		

10/14/2022 : NEW

Public Remarks: This charming detached home sits on its own parcel of land in this sought-after inner-city community; at a price point that rivals nearby condos and townhomes. With cute curb appeal, the front gardens and raised front deck to provide sunny south exposure. Step inside this mid-century jewel box, with some original elements that pair perfectly with many modern improvements. With hardwood floors and original full-wood interior doors, casings, and baseboards, the kitchen is renovated with a farmhouse-style porcelain sink and stainless steel appliances. There are 2 bedrooms and a full bathroom that is crisp and clean. The downstairs is light and bright with maple panel ceilings, cork floors, and a spacious recreation room, with an office niche, linear gas fireplace, and built-in feature wall and a murphy bed for hosting short-term visitors. There is a solid core wood barn door, and a gorgeous full bathroom ensuite with luxury tile, in-floor heat, an elegant soaker tub, and a shower. There is a generous laundry area with ample built-in storage, a folding counter, and a sink plus a bonus craft room or sitting area. The backyard is fully fenced and newly landscaped, with a detached garage, and extra off-street parking,. Walk to SAIT, LRT, and all levels of Schools. Steps from local coffee shops, Lil Empire (Coming Soon!), Community gardens and parks and so much more.

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 2	Main: 77.67	Mtr2	836.00	SqFt
EnSt Bth:	0	1	1	0	0	Rms Abv: 5	Blw Grade: 54	Mtr2	576	SqFt
Garage Dim:	23`0" x 14`0"						Total AG: 77.67	Mtr2	836.00	SqFt


Property Information

Basement:	Finished, Full	Lndry Feat:	In Basement
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Stucco, Wood Frame	Fireplaces:	1/Basement, Electric
Foundation:	Poured Concrete	Flooring:	Hardwood, Tile
Exterior Feat:	Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Front Porch, Patio
Reports:	RMS Supplements		
Parking:	Single Garage Detached Total: 2		
Features:	See Remarks		
Comm Feature:	Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby		
Lot Features:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Street Lighting, Rectangular Lot, Treed		
Goods Include:	n/a		
Appliances:	Dishwasher, Dryer, Oven, Refrigerator, Washer		
Other Equip:	Garage Door Opener		
Goods Exclude:	n/a		

Rooms Information

Type	Level	Dimensions		Type	Level	Dimensions	
Kitchen	Main	14`0" x 10`0"	4.27M x 3.05M	Living	Main	17`0" x 12`0"	5.18M x 3.66M
Foyer	Main	5`0" x 4`0"	1.52M x 1.22M	Mud Rm	Main	3`0" x 3`0"	0.91M x 0.91M
Primary Bed	Main	14`6" x 9`0"	4.42M x 2.74M	Bedrm	Main	12`3" x 8`8"	3.73M x 2.64M
3pc Bathroom	Main	6`7" x 5`0"	2.01M x 1.52M	Family	BSMT	17`0" x 17`0"	5.18M x 5.18M
Bonus	BSMT	14`0" x 10`0"	4.27M x 3.05M	Frn/Util	BSMT	12`0" x 7`5"	3.66M x 2.26M
Storage	BSMT	6`2" x 4`2"	1.88M x 1.27M	Laundry	BSMT	6`8" x 3`5"	2.03M x 1.04M
4pc Bathroom	BSMT	10`6" x 5`7"	3.20M x 1.70M				

Agent & Office Information

List REALTOR®:	Lucas Ramage  lucas@ramageco.com	Phone:	403-270-7007
List Firm:	REAL BROKER	Phone:	855-623-6900
Firm Address:	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7	Firm Fax:	
Appt:	Use ShowingTime to book all showings	List Date:	10/14/2022
Showing Contact:	Lucas Ramage 403-850-2561	Expiry Dt:	
Comm:	3.5% on the first \$100,000 and 1.5% on the balance of sale price	With Dt:	
LB Type/Info:	Sentrilock/By front door		

Owner Name: Jeffrey Frame and Danielle Taylor **Ownership:** Private
Occupancy: Owner **Exclusion:** No **SRR:** No
Member Rmks: Seller accepts deposit cheque via bank draft or wire transfer made payable to "Real Broker in Trust". Deposit cheques can be delivered to Ramage & Co, #300, 1130 Kensington Rd NW.

Printed Date: 10/25/2022 2:16:52 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Property Marketing History

List ID: [A2006233](#)

Status: Active

DOM: 11

List Office: REAL BROKER

[1922 19 Avenue NW Calgary, AB T2M 1R7](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$624,900.00	New Listing	\$624,900	New Listing	10/14/2022

List ID: [C4137899](#)

Status: Sold

DOM: 14

List Office: RE/MAX REAL ESTATE (MOUNTAIN VIEW)

[1922 19 Avenue NW Calgary, AB T2M 1B7](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$497,500.00	Sold	\$497,500	(\$497,500)	09/28/2017
\$509,900.00	Pending		A -> U	09/19/2017
\$509,900.00	New Listing	\$509,900	New Listing	09/14/2017

List ID: [C3518502](#)

Status: Sold

DOM: 8

List Office: ROYAL LEPAGE Foothills

[1922 19 Avenue NW Calgary, AB T2M 1B7](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$395,000.00	Sold	\$395,000	(\$395,000)	04/27/2012
\$398,800.00	New Listing	\$398,800	New Listing	04/19/2012
\$398,800.00			Misc. Change	04/19/2012

List ID: [C3223052](#)

Status: Sold

DOM: 49

List Office: ROYAL LEPAGE Foothills

[1922 19 Avenue NW Calgary, AB T2M 1B7](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$360,000.00	Sold	\$360,000	(\$360,000)	09/15/2006
\$369,900.00	New Listing	\$369,900	New Listing	07/28/2006
\$369,900.00			Misc. Change	07/28/2006

List ID: [C3215000](#)

Status: Terminated

DOM: 51

List Office: ROYAL LEPAGE Foothills

[1922 19 Avenue NW Calgary, AB T2M 1B7](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$369,900.00	Terminated		A -> T	07/27/2006
\$369,900.00			Misc. Change	06/07/2006
\$369,900.00	New Listing	\$369,900	New Listing	06/06/2006

List ID: [C3158868](#)

Status: Sold

DOM: 1

List Office: RE/MAX REAL ESTATE (CENTRAL)

[1922 19 Avenue NW Calgary, AB T2M 1B7](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$168,300.00	Sold	\$168,300	(\$168,300)	02/17/2005
\$169,900.00			Misc. Change	02/17/2005
\$169,900.00	New Listing	\$169,900	New Listing	02/16/2005

6235 Dalbeattie Green NW Calgary, AB T3A 1M5

Residential
Pending

A2005413



PD: 10/26/2022 **DOM:** 15 **LP:** \$624,900.00
Class: Detached **CDOM:** 15 **OP:** \$624,900.00
County: Calgary **City:** Calgary
Type: House **Subdivision:** Dalhousie
Levels: One **Ttl Beds:** 3
Year Built: 1968 **F/H Bth:** 1/1
LINC#: [0015966674](#) **RMS SQFT:** 1,275.00
Arch Style: Bungalow **LP/SF:** \$490.12
Possession: 15 Days / Neg/immediate 10/21/2022 **Suite:** No
Lot Dim: **Lot Size:** 6566 SqFt
Front Length: 18.00M 59` 1" **Lot Depth:** M`
Legal Desc: 5767JK;15;43
Legal Pln: 5767JK **Blk:** 15 **Lot:** 43 **Condo:** No
Zoning: R-C1 **Tax Amt/Yr:** \$3,546.00/2022
Title to Lnd: Fee Simple **Loc Imp Amt:**
Disclosures: No Disclosure **Front Exp:** SE
Restrict: None Known

Public Remarks: First time listed on MLS! This premier location is situated in East Dalhousie. This large bungalow is located on a quiet cul de sac with a NW exposure for a backyard. Main level has newer windows, updated kitchen & a new commercial grade rubber rolled roof. Upon entry you have the large living room with a wood burning fireplace. A spacious dining room with easy access to kitchen. Kitchen has been updated with brown maple cabinets, granite counter tops, and SS appliances. 3 full size bedrooms on the main. Main bath has walk in shower (reno'd 10 years ago). Master bedroom is large and at rear of the home. A 2 piece ensuite supports this room. Lower level recently updated with new vinyl flooring. A gas fireplace with surround tile. A perfect media room! Furnace updated. A workshop. 2 rooms could be made into bedrooms if windows were enlarged to a proper size. An attached garage w/ man door to the west backyard. Very wide lot with RV parking as well. Home is quick access to Shaganappi and COOP in the area. Reasonable walk to Dalhousie C-train. Walking distance to 2 elementary schools in the area.

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 3	Total AG: 118.45	Mtr2	1,275.00	SqFt
EnSt Bth:	0	1	0	0	0	Rms Abv: 6				
Garage Dim:	21` 0" x 19` 6"									

Property Information

Basement: Finished, Full **Lndry Feat:** In Basement
Heating: Forced Air **Cooling:** None
Construction: Vinyl Siding **Fireplaces:** 2/Gas, Wood Burning
Foundation: Poured Concrete **Flooring:** Carpet, Laminate, Linoleum
Exterior Feat: Barbecue, Playground **Fencing:** Fenced
Roof Type: Tar/Gravel **Balcony:** Patio
Reports: RPR with Compliance
Parking: Double Garage Attached **Total:** 4
Features: Granite Counters, No Animal Home, No Smoking Home, Separate Entrance
Comm Feature: Schools Nearby, Playground, Tennis Court(s), Shopping Nearby
Lot Features: Back Lane, Back Yard, Cul-De-Sac
Goods Include: shed
Appliances: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Other Equip: None
Goods Exclude: none

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Primary Bed	Main	11` 2" x 10` 6"	2pc Ensuite bath	Main	8` 2" x 5` 11"
Bedrm	Main	10` 10" x 14` 1"	Bedrm	Main	10` 10" x 10` 6"
3pc Bathroom	Main	10` 6" x 8` 2"	Living	Main	17` 5" x 13` 9"
Dining	Main	10` 2" x 14` 1"	Kitchen	Main	10` 6" x 11` 2"
Game	BSMT	33` 9" x 11` 2"	Storage	Lower	10` 6" x 11` 2"
Laundry	BSMT	10` 6" x 10` 10"	Office	BSMT	10` 2" x 10` 10"

Agent & Office Information

List REALTOR®: [Colin Ongyerth](#) colin.ongyerth@shaw.ca **Phone:** 403-247-5171
List Firm: [RE/MAX REAL ESTATE \(MOUNTAIN VIEW\)](#) **Phone:** 403-247-5171
Firm Address: #222, 4625 VARSITY DRIVE N.W., CALGARY, T3A 0Z9 **Firm Fax:** 403-247-4200
Appt: turn off lights. garage door opener in front closet.
Showing Contact: colin.ongyerth 403-690-9677 **List Date:** 10/10/2022
Comm: 3.5/1.5 **Expiry Dt:**
LB Type/Info: SentiLock/On railing **With Dt:**
Owner Name: Diane Carol Berntsson **Ownership:** Private
Occupancy: Vacant **Exclusion:** No **SRR:** No
Member Rmks: SHOWINGS BEGIN OCT 11. Turn off lights and lock up!

Selling Information

Sell REALTOR®: [Davide Gallo](#)

Cosell REALTOR®:

Pend Dt: 10/26/2022

Sell Firm: [RE/MAX REAL ESTATE \(CENTRAL\)](#)

Adjust Dt: 11/03/2022

Printed Date: 10/25/2022 2:16:53 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Property Marketing History

List ID: [A2005413](#)

Status: Pending

DOM: 15

List Office: RE/MAX REAL ESTATE (MOUNTAIN VIEW)

[6235 Dalbeattie Green NW Calgary, AB T3A 1M5](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$624,900.00	Pending		A -> P	10/13/2022
\$624,900.00	New Listing	\$624,900	New Listing	10/10/2022

2455 23 Street NW Calgary, AB T2M 3Y3

Residential

Pending

Banner:

A2003789

**** LEGALLY SUITED - R-C2 - 50' X 120' LOT - SOUTHWEST BACKYARD! ****



PD:	10/27/2022	DOM:	26	LP:	\$625,000.00
CDOM:	26	OP:	\$625,000.00	City:	Calgary
Class:	Detached	Subdivision:	Banff Trail	Ttl Beds:	3
County:	Calgary	F/H Bth:	2/0	RMS SQFT:	918.00
Type:	House	LP/SF:	\$680.83	Suite:	Suite - Legal
Levels:	One	Lot Size:	5995 SqFt	Lot Depth:	36.57 M 119.99'
Year Built:	1952	Legal Desc:	9110GI;4;25	Front Length:	15.23M 50' 0"
LINC#:	0018370825	Legal Pln:	9110GI	Blk:	4
Arch Style:	Bungalow	Lot:	25	Condo:	No
Possession:	90 Days / Neg, Negotiable	Zoning:	R-C2	Tax Amt/Yr:	\$4,028.00/2022
Lot Dim:		Title to Lnd:	Fee Simple	Loc Imp Amt:	
Front Length:	15.23M 50' 0"	Disclosures:	No Disclosure	Front Exp:	NE
Legal Desc:	9110GI;4;25	Restrict:	None Known		

Public Remarks: *Attention Investors/Developers and First Time Home Buyers!* Take a look at this charming RAISED BUNGALOW, with LEGAL BASEMENT SUITE, in the sought-after community of Banff Trail! R-C2 ZONING – This property has ENDLESS POTENTIAL – on a MASSIVE LOT (50' X 120') with SOUTHWEST BACKYARD! Steps to the Banff Trail C-Train Station, University of Calgary, and McMahon Stadium. This property boasts 1,766 SQ FT of FULLY DEVELOPED LIVING SPACE with 3 BEDROOMS and an oversized SINGLE DETACHED GARAGE + PARKING PAD FOR 3 VEHICLES (via alley access)! The spacious main floor (with separate entry) is 918 SQ FT and features a bright white kitchen, dining room, expansive living room (with original hardwood floors), 2 bedrooms, a 4-pc bathroom, and access to shared laundry and storage! The LEGAL BASEMENT SUITE (with separate entry, City of Calgary Registered Secondary Suite #6495) is approx. 838 SQ FT and offers a cozy kitchen, large living room, dining space, 1 bedroom, a 3-pc bathroom, and access to shared laundry and storage. Upgrades/updates at this property include: NEWER ASPHALT SHINGLES (2015), NEWER HOT WATER TANK (50 GALL, 2014), NEWER ELECTRICAL, TWO NEWER FURNACES (2014, separate ducting to each unit), SOUNDPROOFING BETWEEN UNITS, CAST IRON REPLACEMENT (except sewer stack), NEWER FENCE (2020), and FULL BASEMENT RENOVATION (2014, including adding an egress window, all new windows, kitchen, bathroom, laminate flooring, pot lights, and painted ceilings). This property is situated on a beautiful street, on a large rectangular R-C2 lot, has SOUTHWEST BACKYARD EXPOSURE, and is close to all amenities with easy access to major roadways! EXCELLENT REVENUE GENERATING PROPERTY OPPORTUNITY – THIS COULD BE A CASH COW INCOME PRODUCING PROPERTY! Properties like this don't come on the market often - don't miss out! Call today!

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv:	2	Main:	85.28	Mtr2	918.00	SqFt
EnSt Bth:	0	1	1	0	0	Rms Abv:	5	Blw Grade:	79	Mtr2	848	SqFt
Garage Dim:	22' 0" x 13' 0"					Total AG:	85.28	Mtr2	918.00	SqFt		

Property Information

Basement:	Separate/Exterior Entry, Finished, Full, Suite	Lndry Feat:	Common Area, In Basement, In Unit, Laundry Room, Lower Level, See Remarks
Heating:	Forced Air, Natural Gas, See Remarks	Cooling:	None
Construction:	Wood Frame	Fireplaces:	0
Foundation:	Poured Concrete	Flooring:	Hardwood, Laminate, Linoleum
Exterior Feat:	Other, Private Entrance, Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Other, See Remarks
Reports:	Aerial Photos, Floor Plans, RMS Supplements, Title		
Parking:	Additional Parking, Alley Access, Enclosed, Garage Door Opener, Garage Faces Rear, Off Street, Oversized, Parking Pad, Secured, See Remarks, Side By Side, Single Garage Detached, Stall Total: 4		
Features:	Laminate Counters, See Remarks, Separate Entrance, Storage		
Comm Feature:	Other, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby		
Lot Features:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Private, Rectangular Lot, See Remarks		
Goods Include:	N/A		
Appliances:	Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Oven, Portable Dishwasher, Refrigerator, See Remarks, Stove(s), Washer, Washer/Dryer, Window Coverings		
Other Equip:	Garage Door Opener		
Goods Exclude:	N/A		

Rooms Information

Type	Level	Dimensions		Type	Level	Dimensions	
4pc Bathroom	Main			3pc Bathroom	Suite		
Primary Bed	Main	12` 6" x 11` 9"	3.81M x 3.58M	Bedrm	Main	11` 11" x 9` 9"	3.63M x 2.97M
Dining	Main	5` 10" x 9` 1"	1.78M x 2.77M	Living	Main	13` 4" x 19` 5"	4.06M x 5.92M
Kitchen	Main	11` 6" x 10` 4"	3.51M x 3.15M	Bedrm	Suite	12` 11" x 9` 4"	3.94M x 2.84M
Kitchen	Suite	12` 4" x 16` 4"	3.76M x 4.98M	Living	Suite	12` 5" x 13` 10"	3.79M x 4.22M
Laundry	Lower	8` 8" x 11` 8"	2.64M x 3.56M	Frn/Util	Lower	8` 10" x 9` 5"	2.69M x 2.87M

Agent & Office Information

List REALTOR@: [Jamie Giszas](#) jmgiszas@gmail.com

Phone: 403-253-5678

List Firm: [MAXWELL CAPITAL REALTY](#) **Phone:** 403-253-5678
Firm Address: 6204B BURBANK RD SE, CALGARY, T2H 2C2 **Firm Fax:** 403-253-0679
Appt: Sellers occupy this home, there are no tenants in either of the suites. Lockbox on front door. Call Jamie Gizadas with questions/offers, 403-463-4363.
Showing Contact: Jamie Gizadas 403-463-4363 **List Date:** 09/29/2022
Comm: 3.5% on first \$100K + 1.5% on BOSP **Expiry Dt:**
LB Type/Info: SentiLock/Sellers occupy this home, there are no tenants in either of the suites. Lockbox on front door. Call Jamie Gizadas with questions/offers, 403-463-4363. **With Dt:**
Owner Name: Private **Ownership:** Private
Occupancy: Owner **Exclusion:** No **SRR:** No
Member Rmks: Sellers occupy this home, there are no tenants in either of the suites. Lockbox on front door. Call Jamie Gizadas with questions/offers, 403-463-4363.

Selling Information

Sell REALTOR®: **Sell Firm:**
Cosell REALTOR®: **Adjust Dt:** 01/11/2023
Pend Dt: 10/27/2022

Printed Date: 10/25/2022 2:16:54 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Property Marketing History

List ID: [A2003789](#)

Status: Pending

DOM: 26

List Office: MAXWELL CAPITAL REALTY

[2455 23 Street NW Calgary, AB T2M 3Y3](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$625,000.00	Pending		A -> P	10/19/2022
\$625,000.00	New Listing	\$625,000	New Listing	09/29/2022

4907 Vantage Crescent NW Calgary, AB T3A 1X6

Residential

Active

A2000933



DOM: 48
CDOM: 48
LP: \$649,900.00
OP: \$649,900.00
Class: Detached
County: Calgary
Type: House
Levels: One
Year Built: 1973
LINC#: [0020307831](#)
Arch Style: Bungalow
Possession: 15 Days / Neg
Lot Dim:
Front Length: 14.36M 47' 1"
Legal Desc: 1683LK;1;15
Legal Pln: 1683LK **Blk:** 1 **Lot:** 15 **Condo:** No
City: Calgary
Subdivision: Varsity
Ttl Beds: 5
F/H Bth: 2/1
RMS SQFT: 1,355.30
LP/SF: \$479.52
Suite: No
Lot Size: 5338 SqFt
Lot Depth: 31.06 M 101.91'
Zoning: R-C1
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: None Known
Tax Amt/Yr: \$4,422.00/2022
Loc Imp Amt:
Front Exp: N

Public Remarks: Excellent location, walking distance to elementary schools and Market Mall, welcome to this well kept single family home in prestige Varsity. It features sunny south back yard, 1355 sqft, 3+2 bedrooms, total 2.5 bathrooms, and double heated garage. It has hardwood flooring though out on the main floor, large living room, spacious kitchen and eating area, double sided masonry fireplace, large master bedroom with half bath ensuite. Basement with separated entrance has been fully developed, with 2 extra bedroom, huge recreation room, and full bathroom. Sunny with huge deck, and has been fully fenced and nicely landscaped. It closes to University of Calgary, playground, public transits, shopping, restaurants, and easy access to major roads. ** 4907 Vantage Crescent NW **

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 3	Main: 125.91	Mtr2	1,355.30	SqFt
EnSt Bth:	0	1	1	0	0	Rms Abv: 7	Blw Grade: 101	Mtr2	1,088	SqFt
	1	0	0	0	0	Total AG: 125.91		Mtr2	1,355.30	SqFt
Garage Dim:	23`0" x 26`0"									

Property Information

Basement: Finished, Full
Heating: Forced Air, Natural Gas
Construction: Wood Frame
Foundation: Poured Concrete
Exterior Feat: Private Yard
Roof Type: Asphalt Shingle
Reports: RMS Supplements
Parking: Double Garage Detached **Total:** 2
Features: Laminate Counters, Separate Entrance
Comm Feature: Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby
Lot Features: Back Lane, Back Yard, Front Yard, Landscaped
Goods Include: N/A
Appliances: Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Other Equip: Garage Door Opener
Goods Exclude: N/A
Lndry Feat: In Basement
Cooling: None
Fireplaces: 1/Brick Facing, Gas Log, Living Room
Flooring: Carpet, Ceramic Tile, Hardwood
Fencing: Fenced
Balcony: Deck

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Entrance	Main	6`5" x 7`1"	Living	Main	17`6" x 12`1"
Dining	Main	9`10" x 8`11"	Family	Main	12`5" x 13`5"
Kitchen	Main	9`5" x 8`11"	Bkft Nook	Main	6`0" x 6`11"
Bedrm	Main	10`11" x 8`6"	Bedrm	Main	11`0" x 10`1"
4pc Bathroom	Main	4`11" x 9`0"	Primary Bed	Main	12`1" x 12`5"
2pc Ensuite bath	Main	5`11" x 4`11"	Family	BSMT	12`6" x 24`0"
Bedrm	BSMT	12`11" x 8`10"	Bedrm	BSMT	7`2" x 12`0"
Game	BSMT	16`10" x 17`5"	3pc Bathroom	BSMT	7`1" x 7`6"
Laundry	BSMT	13`5" x 7`11"			

Agent & Office Information

List REALTOR®: [Rick Qi](#) rickqi@shaw.ca
List Firm: [CENTURY 21 BRAVO REALTY](#)
Firm Address: 3009 - 23 STREET N.E., CALGARY, T2E 7A4
Appt: Please use ShowingTime or text listing realtor for appointment.
Showing Contact: RICK QI 403-605-0504
Comm: 3.5%100K, 1.5%/BALANCE
LB Type/Info: SentiLock/BACK OF THE HOUSE
Owner Name: XINGYAN LI
Occupancy: Vacant
Member Rmks: Please use ShowingTime or text listing realtor for appointment.
Phone: 403-250-2882
Phone: 403-250-2882
Firm Fax: 403-250-5339
List Date: 09/07/2022
Expiry Dt:
With Dt:
Ownership: Private
Exclusion: No
SRR: No

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Property Marketing History

List ID: [A2000933](#)

Status: Active

DOM: 48

List Office: CENTURY 21 BRAVO REALTY

[4907 Vantage Crescent NW Calgary, AB T3A 1X6](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$649,900.00	Back On Market		P -> A	09/23/2022
\$649,900.00	Pending		A -> P	09/13/2022
\$649,900.00	New Listing	\$649,900	New Listing	09/07/2022

List ID: [A1212115](#)

Status: Expired

DOM: 115

List Office: CENTURY 21 BRAVO REALTY

[4907 Vantage Crescent NW Calgary, AB T3A 1X6](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$684,900.00	Expired		A -> X	08/23/2022
\$684,900.00	Price Decrease	\$684,900	699900.00 -> 684900.00	07/16/2022
\$699,900.00	Price Decrease	\$699,900	724900.00 -> 699900.00	05/30/2022
\$724,900.00	Price Decrease	\$724,900	749900.00 -> 724900.00	05/25/2022
\$749,900.00	New Listing	\$749,900	New Listing	04/30/2022

List ID: [C4052744](#)

Status: Sold

DOM: 7

List Office: ROYAL LEPAGE BENCHMARK

[4907 Vantage Crescent NW Calgary, AB T3A 1X9](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$585,000.00	Sold	\$585,000	(\$585,000)	03/18/2016
\$589,900.00	New Listing	\$589,900	New Listing	03/11/2016

5628 Dalcastle Rise NW Calgary, AB T3A 2A5

Residential
Active

A2000509



PD:		DOM: 54	LP: \$649,900.00
Class:	Detached	CDOM: 54	OP: \$649,900.00
County:	Calgary		City: Calgary
Type:	House		Subdivision: Dalhousie
Levels:	4 Level Split		Ttl Beds: 4
Year Built:	1974		F/H Bth: 2/1
LINC#:	0017001876		RMS SQFT: 1,373.00
Arch Style:	4 Level Split		LP/SF: \$473.34
Possession:	30 Days / Neg		Suite: No
Lot Dim:			Lot Size: 6490 SqFt
Front Length:	21.90M 71' 10"		Lot Depth: 33.73 M 110.67'
Legal Desc:	731699;5;16		
Legal Pln:	731699	Blk: 5	Lot: 16 Condo: No
Zoning:	R-C1		Tax Amt/Yr: \$3,639.25/2022
Title to Lnd:	Fee Simple		Loc Imp Amt:
Disclosures:	No Disclosure		Front Exp: NW
Restrict:	None Known		

Public Remarks: Excellent value in this lovely split-level home in sought-after West Dalhousie, only a few short minutes to neighbourhood schools, parks & Dalhousie Station shopping & LRT. This sunny 4 bedroom home enjoys hardwood floors & central air, detached 2 car garage, eat-in oak kitchen with white appliances & private backyard with mature trees & deck. Bright & welcoming living room with large bow window, which is open to the spacious dining room making entertaining a breeze. The great-sized kitchen has wonderful cabinet space, centre island with cooktop stove & dining nook with wraparound windows & access to the backyard deck. Upstairs there are 3 bedrooms & 2 full baths; the master has a walk-in closet & ensuite with shower, & the family bath has double sinks & jetted tub/shower combo. The 3rd level is finished with an inviting family room with fireplace & beautiful built-ins, 4th bedroom/home office & laundry/powder room. A rec room is in the 4th level, along with lots of room for storage/workshop & huge crawlspace. In addition to the oversized double garage - which also has its own separate furnace, there is ample parking on the extended front driveway. Prime location in this popular established community, with easy access to libraries & recreational facilities, University of Calgary, Foothills Medical Centre & downtown!

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 4	Main: 69.03	Mtr2	743.00	SqFt
EnSt Bth:	1	0	0	1	0	Rms Abv: 8	Upper: 59	Mtr2	630	SqFt
	0	1	0	0	0		Blw Grade: 79	Mtr2	854	SqFt
Garage Dim:	22` 0" x 24` 0"						Total AG: 127.55	Mtr2	1,373.00	SqFt

Property Information

Basement:	Crawl Space, Finished, Partial	Lndry Feat:	Main Level
Heating:	Forced Air, Natural Gas	Cooling:	Central Air
Construction:	Brick, Vinyl Siding, Wood Frame, Wood Siding	Fireplaces:	1/Brick Facing, Family Room, Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Hardwood, Linoleum
Exterior Feat:	Private Yard	Fencing:	Partial
Roof Type:	Asphalt Shingle	Balcony:	Deck
Reports:	RMS Supplements, Title		
Warranty:	None		
Parking:	Double Garage Detached, Garage Faces Front, Oversized Total: 6		
Features:	Bookcases, Built-in Features, Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, Storage, Walk-In Closet(s)		
Comm Feature:	Park, Schools Nearby, Playground, Tennis Court(s), Shopping Nearby		
Lot Features:	Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed		
Goods Include:	NOTE: garage heater <as is>		
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garburator, Refrigerator, Washer, Water Softener, Window Coverings		
Other Equip:	Central Vacuum/Attachments, Garage Door Opener		
Goods Exclude:	N/A		

Rooms Information

Type	Level	Dimensions		Type	Level	Dimensions	
2pc Bathroom	Main	0` 0" x 0` 0"	0.00M x 0.00M	3pc Ensuite bath	Upper	0` 0" x 0` 0"	0.00M x 0.00M
5pc Bathroom	Upper	0` 0" x 0` 0"	0.00M x 0.00M	Living	Main	14` 2" x 20` 4"	4.33M x 6.19M
Dining	Main	10` 4" x 8` 7"	3.14M x 2.62M	Kitchen	Main	11` 11" x 15` 2"	3.63M x 4.63M
Nook	Main	8` 6" x 7` 5"	2.59M x 2.26M	Family	Main	12` 8" x 19` 11"	3.87M x 6.07M
Bedrm	Main	8` 10" x 9` 11"	2.68M x 3.02M	Laundry	Main	0` 0" x 0` 0"	0.00M x 0.00M
Primary Bed	Upper	15` 4" x 11` 5"	4.66M x 3.47M	Bedrm	Upper	9` 11" x 8` 11"	3.02M x 2.71M
Bedrm	Upper	9` 11" x 8` 11"	3.02M x 2.71M	Game	BSMT	12` 1" x 21` 5"	3.69M x 6.52M
Storage	BSMT	7` 5" x 10` 6"	2.26M x 3.20M	Storage	BSMT	10` 10" x 10` 10"	3.29M x 3.29M

Agent & Office Information

List REALTOR@:	Kirby Cox kirby@kirbycox.com	Phone:	403-247-5555
List Firm:	ROYAL LEPAGE BENCHMARK	Phone:	403-253-1901
Firm Address:	110, 7220 FISHER STREET S.E., CALGARY, T2H 2H8	Firm Fax:	
Appt:	ShowingTime. Thank you for showing.		
Showing Contact:	Showing Line 403-969-3192	List Date:	09/01/2022
Comm:	3.5%/\$100K, 1.5%/BALANCE	Expiry Dt:	

LB Type/Info: SentiLock/Lockbox on front door. **With Dt:**
Owner Name: Leanne Joncas **Ownership:** Private
Occupancy: Vacant **Exclusion:** No **SRR:** No
Member Rmks: Offers & questions to Kirby: 403-247-5555, kirby@kirbycox.com. Please leave offers open minimum 24hours.

Printed Date: 10/25/2022 2:16:55 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Property Marketing History

List ID: [A2000509](#)

Status: Active

DOM: 54

List Office: ROYAL LEPAGE BENCHMARK

[5628 Dalcastle Rise NW Calgary, AB T3A 2A5](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$649,900.00	New Listing	\$649,900	New Listing	09/01/2022

List ID: [C3569607](#)

Status: Sold

DOM: 4

List Office: RE/MAX REALTY PROFESSIONALS

[5628 Dalcastle Rise NW Calgary, AB T3A 2A5](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$529,000.00	Sold	\$529,000	(\$529,000)	05/27/2013
\$529,000.00	New Listing	\$529,000	New Listing	05/23/2013
\$529,000.00			Misc. Change	05/23/2013

3224 Breton Close NW Calgary, AB T2L 1X2

Residential

Active

A1256158



PD: **DOM:** 47 **LP:** \$678,800.00
Class: Detached **CDOM:** 47 **OP:** \$699,800.00
County: Calgary **City:** Calgary
Type: House **Subdivision:** Brentwood
Levels: 4 Level Split **Ttl Beds:** 5
Year Built: 1971 **F/H Bth:** 3/0
LINC#: [0018510025](#) **RMS SQFT:** 1,804.00
Arch Style: 4 Level Split **LP/SF:** \$376.27
Possession: 60 Days / Neg **Suite:** No
Lot Dim: **Lot Size:** 6490 SqFt
Front Length: 12.19M 40`0" **Lot Depth:** 35.75 M 117.3'
Legal Desc: 8018JK;4;2
Legal Pln: 8018JK **Blk:** 4 **Lot:** 2 **Condo:** No
Zoning: R-C1 **Tax Amt/Yr:** \$4,683.00/2022
Title to Lnd: Fee Simple **Loc Imp Amt:**
Disclosures: No Disclosure **Front Exp:** W
Restrict: None Known

Recent Change: **10/21/2022 : DOWN : \$699,800->\$678,800**

Public Remarks: Outstanding 4 level split over 2000 sqft of living space in the prestigious Brentwood Heights area , just across from the Dr. E W Coffin Elementary school & open green school field. Tons of renovation in this lovely home in last few years ago---- windows, entrance, bedroom & closet doors, granite countertop in kitchen & bathrooms, appliances, lots of LED pot lights, electrical panel box, insulation in attic, heated flooring in bathrooms. Open concept in a bright living room with the view of Rockies , dining room & kitchen. Kitchen offers a large island with a breakfast bar , ample drawers & cabinets & a gas stove. The third level offers a large family room boasting a rich hardwood floor, bayed window, gas fireplace with stone edge , built-in bookshelves , the 4 th bedroom , 1-3 pce bathroom, laundry room & direct access to the private backyard with deck. Fully developed in the 4 th level provides a large recreation room, second gas fireplace , extra bedroom/den and 1-3 pce bathroom with heated floor. . Lots of storage area in crawl space. Short walking distance to all levels of school, bus stop & Northland Shopping Mall. Close to all amenities: LRT stations, both Foothills and Children Hospitals, other shopping Malls. Excellent value in this well kept home.....

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 4	Main: 111.39	Mtr2	1,199.00	SqFt
EnSt Bth:	0	2	0	1	0	Rms Abv: 8	Upper: 56	Mtr2	605	SqFt
	0	0	0	0	0		Blw Grade: 50	Mtr2	541	SqFt
							Total AG: 167.60	Mtr2	1,804.00	SqFt

Property Information

Basement: Finished, Full **Lndry Feat:** Main Level
Heating: Forced Air, Natural Gas **Cooling:** None
Construction: Vinyl Siding, Wood Frame **Fireplaces:** 2/Family Room, Gas, Recreation Room
Foundation: Poured Concrete **Flooring:** Carpet, Hardwood, Stone
Exterior Feat: Fire Pit, Private Yard **Fencing:** Fenced
Roof Type: Asphalt Shingle **Balcony:** Deck
Reports: RPR with Compliance
Parking: Oversized, Single Garage Detached **Total:** 4
Features: No Animal Home, No Smoking Home
Comm Feature: Playground, Pool
Lot Features: Irregular Lot, Landscaped, Treed
Goods Include: N/A
Appliances: Built-In Oven, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Other Equip: Central Vacuum/Attachments, Garage Door Opener
Goods Exclude: N/A
Assoc Amen: Playground
Water Supply: Public **Sewer/Septic:** **Total Acres:** 0.15

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Dining	Main	11`11" x 8`4"	Living	Main	15`11" x 12`9"
Family	3rd	17`1" x 13`1"	Kitchen	Main	12`5" x 8`11"
Bedrm	Main	10`2" x 9`7"	Primary Bed	Upper	12`0" x 11`5"
Bedrm	Upper	10`2" x 9`6"	Bedrm	Upper	13`10" x 9`0"
Bedrm	BSMT	11`5" x 8`10"	Game	BSMT	16`2" x 12`2"
5pc Bathroom	Upper		3pc Bathroom	3rd	
3pc Bathroom	BSMT				

Agent & Office Information

List REALTOR@: [Danny Wai](#) dannywai678@gmail.com **Phone:** 403-247-5171
List Firm: [RE/MAX REAL ESTATE \(MOUNTAIN VIEW\)](#) **Phone:** 403-247-5171
Firm Address: #222, 4625 VARSITY DRIVE N.W., CALGARY, T3A 0Z9 **Firm Fax:** 403-247-4200
Appt: Please Call or Text 403-984-3337 OR Email: messages@calltoview.com for all showing
Showing Contact: Call to view 403-984-3337 **List Date:** 09/08/2022
Comm: 3.5%/\$100000+1.5% ON BALANCE **Expiry Dt:**

LB Type/Info: SentiLock/Please Call or Text 403-984-3337 OR Email:
messages@calltoview.com for all showing
Owner Name: KAUSHIK KUMAR DAS & POOJA SETHI **Ownership:** Private
DAS

With Dt:

Occupancy: Owner **Exclusion:** No **SRR:** No

Member Rmks: Please enter from the BACK DOOR, KEY FOR BACK DOOR.....OFFER and QUESTIONS...please text
Danny at 403-560-8823 or email to dannywai678@gmail.com . Sewer back up valve installed in 2015..... Do
observe COVID-19 Protocol- ALL THE BUYERS AND REALTOR MUST WEAR FACE MASKS DURING THE SHOWING.
please use the hand sanitizer provided and avoid unnecessary touching on all surfaces.....As seller's request, all
deposit must be in the form of Bank Draft, payable to Re/Max Real Estate Mountain View

Printed Date: 10/25/2022 2:16:56 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Property Marketing History

List ID: [A1256158](#)

Status: Active

DOM: 47

List Office: RE/MAX REAL ESTATE (MOUNTAIN VIEW)

[3224 Breton Close NW Calgary, AB T2L 1X2](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$678,800.00	Price Decrease	\$678,800	699800.00 -> 678800.00	10/21/2022
\$699,800.00	Back On Market		P -> A	09/20/2022
\$699,800.00	Pending		A -> P	09/09/2022
\$699,800.00	New Listing	\$699,800	New Listing	09/08/2022

List ID: [C4187940](#)

Status: Expired

DOM: 93

List Office: RAI REALTY LTD.

[3224 Breton Close NW Calgary, AB T2L 1X2](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$709,000.00	Expired		A -> X	08/31/2018
\$709,000.00	New Listing	\$709,000	New Listing	05/31/2018

No Picture Available

List ID: [C4179019](#)

Status: Terminated

DOM: 36

List Office: RAI REALTY LTD.

[3224 Breton Close NW Calgary, AB T2L 1X2](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$749,000.00	Terminated		A -> T	05/29/2018
\$749,000.00	Price Decrease	\$749,000	765000.00 -> 749000	05/15/2018
\$765,000.00	Price Decrease	\$765,000	789000.00 -> 765000	05/01/2018
\$789,000.00	New Listing	\$789,000	New Listing	04/23/2018

List ID: [C4055482](#)

Status: Terminated

DOM: 97

List Office: MAXWELL CAPITAL REALTY

[3224 Breton Close NW Calgary, AB T2L 1X2](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$599,888.00	Terminated		A -> T	06/29/2016
\$599,888.00	Back On Market		U -> A	05/26/2016
\$599,888.00	Pending		A -> U	05/17/2016
\$599,888.00	New Listing	\$599,888	New Listing	03/24/2016

List ID: [C4015577](#)

Status: Terminated

DOM: 103

List Office: RE/MAX REAL ESTATE (MOUNTAIN VIEW)

[3224 Breton Close NW Calgary, AB T2L 1X2](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$624,900.00	Terminated		A -> T	09/15/2015
\$624,900.00	Price Decrease	\$624,900	644900.00 -> 624900	08/13/2015
\$644,900.00	New Listing	\$644,900	New Listing	06/04/2015

List ID: [C3583472](#)

Status: Sold

DOM: 0

List Office: ROYAL LEPAGE Foothills

[3224 Breton Close NW Calgary, AB T2L 1X2](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$599,900.00			Misc. Change	08/30/2013
\$595,000.00	Sold	\$595,000	(\$595,000)	08/30/2013
\$599,900.00	Back On Market		S -> A	08/30/2013
\$599,900.00	New Listing	\$599,900	New Listing	08/30/2013

3407 3 Avenue NW Calgary, AB T2N 0M4

Residential

Active

A2002183



PD:		DOM: 36	LP: \$700,000.00
Class:	Detached	CDOM: 84	OP: \$700,000.00
County:	Calgary		City: Calgary
Type:	House		Subdivision: Parkdale
Levels:	One and One Half		Ttl Beds: 3
Year Built:	1950		F/H Bth: 1/0
LINC#:	0013977731		RMS SQFT: 1,265.00
Arch Style:	1 and Half Storey		LP/SF: \$553.36
Possession:	Immediate		Suite: No
Lot Dim:			Lot Size: 8525 SqFt
Front Length:	7.24M 23` 9"		Lot Depth: 36.59 M 120.05'
Legal Pln:	2573GE	Blk: 31	Lot: A Condo: No
Zoning:	RC-2		Tax Amt/Yr: \$5,147.86/2022
Title to Lnd:	Fee Simple		Loc Imp Amt:
Disclosures:	No Disclosure		Front Exp: SE
Restrict:	None Known		

Public Remarks: A fantastic location in Parkdale, just a block away from the Bow River and the beautiful pathways, also referred to as the "Golden Triangle of Parkdale" The lot is a very unique shape, a very large pie shape with 792 sq meters and zoned as R-C2, an excellent opportunity for great development potential. There is a 1 1/2 storey on the property, being sold "as is" including appliances The main floor consists of a large living room, dining room, good size kitchen, bedroom, and full 4-piece bath. Upstairs are 2 more bedrooms. The basement is unfinished. Take a look at it and think about the possibilities!

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 3	Main: 78.50	Mtr2	845.00	SqFt
EnSt Bth:	0	0	1	0	0	Rms Abv: 6	Total AG: 117.52	Mtr2	1,265.00	SqFt
Garage Dim:	1` 0" x 1` 0"									

Property Information

Basement:	Full, Unfinished	Lndry Feat:	In Basement
Heating:	Forced Air	Cooling:	None
Construction:	Wood Frame	Fireplaces:	0
Foundation:	Poured Concrete	Flooring:	Hardwood
Exterior Feat:	None	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Deck
Reports:	RMS Supplements		
Parking:	Off Street, Parking Pad, Single Garage Detached Total: 3		
Features:	See Remarks		
Comm Feature:	Park, Schools Nearby, Playground, Shopping Nearby		
Lot Features:	Back Lane, Back Yard, Irregular Lot		
Goods Include:	All appliances are sold "as is"		
Appliances:	Electric Stove, Refrigerator, Washer/Dryer		
Other Equip:	None		
Goods Exclude:	n/a		

Rooms Information

<u>Type</u>	<u>Level</u>	<u>Dimensions</u>	<u>Type</u>	<u>Level</u>	<u>Dimensions</u>
Living	Main	11` 7" x 18` 10"	Kitchen	Main	14` 5" x 8` 9" 4.40M x 2.67M
Dining	Main	8` 1" x 11` 8"	Bedrm	Main	10` 11" x 12` 8" 3.33M x 3.86M
Bedrm	Upper	12` 0" x 11` 0"	Primary Bed	Upper	14` 6" x 14` 8" 4.42M x 4.47M
4pc Bathroom	Main				

Agent & Office Information

List REALTOR®:	Justin Havre Justin@JustinHavre.com	Phone:	403-217-0003
List Firm:	RE/MAX FIRST	Phone:	403-278-2900
Firm Address:	115, 8820 BLACKFOOT TRAIL S.E., CALGARY, T2J 3J1	Firm Fax:	403-255-8606
CoList REALTOR®:	Heather Nickel heather@justinhavre.com	Phone:	403-512-2585
CoList Firm:	RE/MAX FIRST	Phone:	403-278-2900
Appt:	Take a drive by anytime! Book through Showing Time for appointments. Call Heather Nickel with any questions @ 403-512-2585 or email offers to heather@justinhavre.com		
Showing Contact:	Heather Nickel 403-512-2585	List Date:	09/19/2022
Comm:	3.5% on the first \$100,000 & 1.5% BOSP	Expiry Dt:	
LB Type/Info:	SentriLock/Front door	With Dt:	
Owner Name:	Sovanna Khuong	Ownership:	Private
Occupancy:	Vacant	Exclusion:	No
Member Rmks:	Take a drive by anytime! Book through Showing Time for appointments. Call Heather Nickel with any questions @ 403-512-2585 or email offers to heather@justinhavre.com. Garage measurements are TBD		

Printed Date: 10/25/2022 2:16:57 PM

Property Marketing History

List ID: [A2002183](#)

Status: Active

DOM: 36

List Office: RE/MAX FIRST

[3407 3 Avenue NW Calgary, AB T2N 0M4](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$700,000.00	New Listing	\$700,000	New Listing	09/19/2022

List ID: [A1244329](#)

Status: Terminated DOM: 48

List Office: RE/MAX FIRST

[3407 3 Avenue NW Calgary, AB T2N 0M4](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$725,000.00	Terminated		A -> T	09/19/2022
\$725,000.00	Price Decrease	\$725,000	780000.00 -> 725000.00	08/29/2022
\$780,000.00	New Listing	\$780,000	New Listing	08/02/2022

515 33 Street NW Calgary, AB T2N 2W5

Residential
Pending

A1259399



PD: 10/28/2022 **DOM:** 25 **LP:** \$725,000.00
Class: Detached **CDOM:** 25 **OP:** \$725,000.00
County: Calgary **City:** Calgary
Type: House **Subdivision:** Parkdale
Levels: One **Ttl Beds:** 3
Year Built: 1952 **F/H Bth:** 1/0
LINC#: [0028811652](#) **RMS SQFT:** 1,018.00
Arch Style: Bungalow **LP/SF:** \$712.18
Possession: Negotiable **Suite:** No
Lot Dim: **Lot Size:** 7211 SqFt
Front Length: 18.28M 60`0" **Lot Depth:** 36.57 M 119.99'
Legal Desc: 0111032;40;15
Legal Pln: 0111032 **Blk:** 40 **Lot:** 15 **Condo:** No
Zoning: M-C1 **Tax Amt/Yr:** \$4,929.00/2022
Title to Lnd: Fee Simple **Loc Imp Amt:**
Disclosures: No Disclosure **Front Exp:** E
Restrict: None Known

Public Remarks: The lot of opportunity has finally hit the market! A rare & oversized 60x120 MC-1 east exposed lot, mere steps to the river pathways & park, is a prime redevelopment spot or a great investment to hold & build in the future. This extremely sought-out lot has potential to become a 4 unit townhome project, semi-detached homes or a fabulous dream home for a family. This beautiful community is complete with many high-end custom built homes & is in close vicinity to the Foothills/Children hospitals, University, grocery & many local eateries.

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 3	Main: 94.57	Mtr2	1,018.00	SqFt
EnSt Bth:	0	0	1	0	0	Rms Abv: 6	Total AG: 94.57	Mtr2	1,018.00	SqFt

Property Information

Basement: Full, Unfinished **Lndry Feat:** Lower Level
Heating: Forced Air **Cooling:** None
Construction: Wood Frame, Wood Siding **Fireplaces:** 0
Foundation: Poured Concrete **Flooring:** Hardwood, Linoleum
Exterior Feat: Private Yard **Fencing:** Fenced
Roof Type: Asphalt Shingle **Balcony:** None
Reports: RMS Supplements
Parking: Off Street **Total:** 2
Features: See Remarks
Comm Feature: Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby
Lot Features: Back Lane, Back Yard, Interior Lot, Street Lighting, Rectangular Lot, Treed
Goods Include: SOLD AS-IS, WHERE-IS NO WARRANTIES OR REPRESENTATIONS
Appliances: None
Other Equip: None
Goods Exclude: N/A

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	12` 3" x 10` 3"	Dining	Main	13` 10" x 7` 6"
Living	Main	13` 10" x 9` 10"	Primary Bed	Main	11` 5" x 11` 3"
Bedrm	Main	11` 3" x 9` 5"	Bedrm	Main	9` 6" x 9` 6"
4pc Bathroom	Main	0` 0" x 0` 0"			2.90M x 2.90M

Agent & Office Information

List REALTOR@: [Robin Clegg](#) robin@joelsemmens.com **Phone:** 403-283-4700
List Firm: [RE/MAX REAL ESTATE \(CENTRAL\)](#) **Phone:** 403-216-1600
Firm Address: 206, 2411 - 4 STREET N.W., CALGARY, T2M 2Z8 **Firm Fax:** 403-284-4923
CoList REALTOR@: [Joel Semmens](#) home@joelsemmens.com **Phone:** 403-283-4700
CoList Firm: [RE/MAX REAL ESTATE \(CENTRAL\)](#) **Phone:** 403-216-1600
Appt: Showings subject to accepted offers
Showing Contact: Robin 403-607-5617 **List Date:** 09/30/2022
Comm: 3.5% on the first \$100K and 1.5% on the balance **Expiry Dt:**
LB Type/Info: None/ **With Dt:**
Owner Name: Amjud Amin **Ownership:** Private
Occupancy: Tenant **Exclusion:** No **SRR:** No
Member Rmks: Showings are subject to accepted offers. Please DO NOT walk the lot. For any questions/offers please contact Robin directly at 403-607-5617. Seller requests all deposits be by certified funds. Home is sold as-is where is with no warranties or representations.

Selling Information

Sell REALTOR@: [Henry Nguyen](#) **Sell Firm:** [CIR REALTY](#)
Cosell REALTOR@: **Adjust Dt:** 02/01/2023
Pend Dt: 10/28/2022

Printed Date: 10/25/2022 2:16:58 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Property Marketing History

List ID: [A1259399](#)

Status: Pending **DOM:** 25

List Office: RE/MAX REAL ESTATE (CENTRAL)

[515 33 Street NW Calgary, AB T2N 2W5](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$725,000.00	Pending		A -> P	10/17/2022
\$725,000.00	Back On Market		P -> A	10/13/2022
\$725,000.00	Pending		A -> P	10/13/2022
\$725,000.00	New Listing	\$725,000	New Listing	09/30/2022

List ID: [A1180681](#)

Status: Expired **DOM:** 140

List Office: RE/MAX REAL ESTATE (CENTRAL)

[515 33 Street NW Calgary, AB T2N 2W5](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$729,900.00	Expired		A -> X	07/01/2022
\$729,900.00	Price Decrease	\$729,900	749900.00 -> 729900.00	03/03/2022
\$749,900.00	New Listing	\$749,900	New Listing	02/10/2022

List ID: [A1170751](#)

Status: Terminated **DOM:** 15

List Office: RE/MAX REAL ESTATE (CENTRAL)

[515 33 Street NW Calgary, AB T2N 2W5](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$749,900.00	Terminated		A -> T	01/25/2022
\$749,900.00	Price Decrease	\$749,900	789900.00 -> 749900.00	01/15/2022
\$789,900.00	New Listing	\$789,900	New Listing	01/10/2022

List ID: [A1074815](#)

Status: Expired **DOM:** 176

List Office: RE/MAX REAL ESTATE (CENTRAL)

[515 33 Street NW Calgary, AB T2N 2W5](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$799,000.00	Expired		A -> X	08/26/2021
\$799,000.00	New Listing	\$799,000	New Listing	03/02/2021

List ID: [C4204253](#)

Status: Expired **DOM:** 81

List Office: RE/MAX REAL ESTATE (CENTRAL)

[515 33 Street NW Calgary, AB T2N 2W5](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$829,900.00	Expired		A -> X	11/23/2018
\$829,900.00	New Listing	\$829,900	New Listing	09/04/2018

List ID: [C9826859](#)

Status: Expired **DOM:** 133

List Office: CANADIAN ROYAL REALTY

[515 33 Street NW Calgary, AB](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$195,000.00	Expired		A -> X	01/31/1999
\$195,000.00			Misc. Change	09/21/1998
\$195,000.00	New Listing	\$195,000	New Listing	09/21/1998

5247 Dalcroft Crescent NW Calgary, AB T3A 1N6

Residential
Active

A2004942



PD: **DOM:** 18 **LP:** \$739,900.00
Class: Detached **CDOM:** 18 **OP:** \$750,000.00
County: Calgary **City:** Calgary
Type: House **Subdivision:** Dalhousie
Levels: 4 Level Split **Ttl Beds:** 4
Year Built: 1971 **F/H Bth:** 2/1
LINC#: [0017976788](#) **RMS SQFT:** 1,696.00
Arch Style: 4 Level Split **LP/SF:** \$436.26
Possession: 30 Days / Neg **Suite:** No
Lot Dim: **Lot Size:** 7782 SqFt
Front Length: 14.49M 47` 6" **Lot Depth:** 37.74 M 123.82'
Legal Desc: 7851JK;25;27
Legal Pln: 7851JK **Blk:** 25 **Lot:** 27 **Condo:** No
Zoning: R-C1 **Tax Amt/Yr:** \$4,193.00/2022
Title to Lnd: Fee Simple **Loc Imp Amt:**
Disclosures: No Disclosure **Front Exp:** NE
Restrict: None Known

Recent Change: **10/20/2022 : DOWN : \$750,000->\$739,900**

Public Remarks: Welcome home to this beautiful open-concept home at 5247 Dalcroft Crescent NW located in the sought-after community of Dalhousie. This recently renovated property offers a wide open main floor with a bright spacious living room soaked in sunlight from the large front windows. The open dining area is wonderful for large social gatherings and the gourmet kitchen is a chef's dream! The newly designed kitchen offers a large island, quartz countertops newer stainless steel appliances with a 4 burner gas range, double door fridge, and plenty of cabinetry throughout. This 4-bedroom home has all 4 bedrooms above grade or 3 bedrooms and the home office which was a valuable asset during the Covid lockdowns. The Primary bedroom includes a walk-in closet and a beautiful balcony offering amazing views to the west of the city. The main floor and upper bathrooms have been thoroughly renovated. Both front and back entry are wide open spaces with the back entry including custom built-in cabinetry. New flooring, light fixtures extensive pot lights, electrical, high efficient furnace, the roof for both the garage and home was replaced with a high quality 50 mm white PVC Membrane. The developed basement includes a 3 piece Bathroom, rec area, games area, and a wonderful play area for the kids. Includes a detached double-car garage, a newer concrete driveway, and a wonderful pergola area to enjoy those summer nights. The large flat area of the backyard was enhanced by the amazing retaining wall that separates the property from the private pathway behind the home. Close to all amenities LRT, Dalhousie Station, Market Mall Foothills hospital Costco Beacon Hill and much more this home is a must-see! Book your personal showing today!

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 4	Main: 56.67	Mtr2	610.00	SqFt
EnSt Bth:	1	1	1	0	0	Rms Abv: 11	Upper: 54	Mtr2	584	SqFt
Garage Dim:	20` 0" x 20` 0"						Total AG: 157.56	Mtr2	1,696.00	SqFt

Property Information

Basement: Finished, Full **Lndry Feat:** Lower Level, Sink
Heating: Forced Air, Natural Gas **Cooling:** None
Construction: Brick, Vinyl Siding **Fireplaces:** 0
Foundation: Poured Concrete **Flooring:** Carpet, Vinyl
Exterior Feat: Private Yard **Fencing:** Fenced
Roof Type: Rubber **Balcony:** Balcony(s), Pergola
Reports: RMS Supplements
Warranty: None
Parking: Double Garage Detached, Driveway, Garage Door Opener, On Street **Total:** 2
Features: Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Comm Feature: Schools Nearby, Shopping Nearby
Lot Features: Back Yard, Front Yard, Greenbelt, Pie Shaped Lot
Goods Include: N/A
Appliances: Dishwasher, Dryer, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Other Equip: None
Goods Exclude: N/A

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Living	Main	10` 11" x 16` 0"	Dining	Main	8` 4" x 16` 0"
Kitchen	Main	11` 3" x 16` 0"	Primary Bed	2nd	11` 6" x 14` 9"
Bedrm	2nd	8` 10" x 11` 11"	Bedrm	2nd	8` 9" x 11` 11"
Bedrm	Main	11` 0" x 11` 4"	Family	3rd	13` 10" x 11` 4"
Game	4th	12` 3" x 11` 6"	Game	4th	14` 10" x 11` 8"
Play Room	4th	19` 0" x 10` 10"	2pc Bathroom	Main	
4pc Bathroom	2nd		3pc Bathroom	4th	

Agent & Office Information

List REALTOR®: [Tony Dimarzo](#) tdimarzo@remax.net **Phone:** 403-216-1600
List Firm: [RE/MAX REAL ESTATE \(CENTRAL\)](#) **Phone:** 403-216-1600
Firm Address: 206, 2411 - 4 STREET N.W., CALGARY, T2M 2Z8 **Firm Fax:** 403-284-4923
Appt: Owners work from home please allow a reasonable time to book showings

Showing Contact: Tony DiMarzo 403-861-7669
Comm: 3.5%/\$100,000+1.5% Balance of sale price
LB Type/Info: SentiLock/Lock box on front entry door
Owner Name: Denise Marie Buller
Occupancy: Owner
Member Rmks: Please use showing time to show, call Tony at 403-861-7669 with questions. Please be courteous and allow time for showings, thank you. As per the seller's request, all deposits are to be by bank draft..

List Date: 10/07/2022

Expiry Dt:

With Dt:

Ownership: Private

Exclusion: No

SRR: No

Printed Date: 10/25/2022 2:17:00 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Property Marketing History

List ID: [A2004942](#)

Status: Active

DOM: 18

List Office: RE/MAX REAL ESTATE (CENTRAL)

[5247 Dalcroft Crescent NW Calgary, AB T3A 1N6](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$739,900.00	Price Decrease	\$739,900	750000.00 -> 739900.00	10/20/2022
\$750,000.00	New Listing	\$750,000	New Listing	10/07/2022

List ID: [C3270320](#)

Status: Sold

DOM: 12

List Office: RE/MAX R.E.(MOUNTAIN VIEW)LTD.

[5247 Dalcroft Crescent NW Calgary, AB T3A 1N6](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$469,000.00	Sold	\$469,000	(\$469,000)	06/24/2007
\$479,000.00	New Listing	\$479,000	New Listing	06/12/2007
\$479,000.00			Misc. Change	06/12/2007

List ID: [C3172680](#)

Status: Sold

DOM: 49

List Office: RE/MAX R.E.(MOUNTAIN VIEW)LTD.

[5247 Dalcroft Crescent NW Calgary, AB T3A 1N6](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$272,000.00	Sold	\$272,000	(\$272,000)	07/13/2005
\$279,500.00	Price Decrease	\$279,500	282500.00 -> 279500.00	06/22/2005
\$282,500.00	Price Decrease	\$282,500	287500.00 -> 282500.00	06/12/2005
\$287,500.00	Price Decrease	\$287,500	289900.00 -> 287500.00	06/03/2005
\$289,900.00	New Listing	\$289,900	New Listing	05/25/2005
\$289,900.00			Misc. Change	05/25/2005

List ID: [C2178733](#)

Status: Expired

DOM: 63

List Office: RE/MAX REAL ESTATE (CENTRAL)

[5247 Dalcroft Crescent NW Calgary, AB](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$189,900.00	Expired		A -> X	09/09/2001
\$189,900.00	Price Decrease	\$189,900	199900.00 -> 189900.00	08/18/2001
\$199,900.00			Misc. Change	07/09/2001
\$199,900.00	New Listing	\$199,900	New Listing	07/09/2001

List ID: [C2175363](#)

Status: Terminated **DOM:** 30

List Office: RE/MAX REAL ESTATE (CENTRAL)

[5247 Dalcroft Crescent NW Calgary, AB](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$219,000.00	Terminated		A -> T	07/09/2001
\$219,000.00	Price Decrease	\$219,000	239000.00 -> 219000.00	06/19/2001
\$239,000.00			Misc. Change	06/09/2001
\$239,000.00	New Listing	\$239,000	New Listing	06/09/2001

4823 Verona Drive NW Calgary, AB T3A 0P5

Residential
Active

A2008135



PD:		DOM: 3	LP: \$744,900.00
Class:	Detached	CDOM: 3	OP: \$744,900.00
County:	Calgary		City: Calgary
Type:	House		Subdivision: Varsity
Levels:	One		Ttl Beds: 4
Year Built:	1965		F/H Bth: 3/0
LINC#:	0019893486		RMS SQFT: 1,055.32
Arch Style:	Bungalow		LP/SF: \$705.85
Possession:	Immediate		Suite: No
Lot Dim:			Lot Size: 5414 SqFt
Front Length:	12.57M 41' 3"		Lot Depth: 29.86 M 97.97'
Legal Desc:	3094JK;16;7		
Legal Pln:	3094JK	Blk: 16	Lot: 7
			Condo: No
Zoning:	R-C1		Tax Amt/Yr: \$3,753.00/2022
Title to Lnd:	Fee Simple		Loc Imp Amt:
Disclosures:	No Disclosure		Front Exp: SE
Restrict:	None Known		

Recent Change: **10/22/2022 : NEW**

Public Remarks: RENOVATED | 4 BEDS + 3 BATHS | TOTAL 1973 SQFT | FINISHED DOUBLE CAR GARAGE | (Please note that the glass is on backorder and will be installed as photos don't showcase glass) Welcome to Varsity NW, this bungalow has been RENOVATED! Varsity NW has close proximity to nearby schools, shopping centres, and much more. This home features 2 bedrooms on the main floor + 2 bedrooms in the basement. This home features 3 full baths, 2 on the main floor and 1 in the basement. Entering the home, you're welcomed to the living room overlooking the quiet street in the front yard. Heading from the front door, you walk into the living room, the dining room and the kitchen area with an island. The Kitchen features BRAND NEW APPLIANCES, such as built-in oven, built-in microwave, fridge, surveillance system, gas cooktop, and a dishwasher. Don't see a pantry? Don't worry, the kitchen cabinets make up for the lack of a pantry! Tons of storage involved in the cabinets. From the kitchen, down the hall is where you have a 3-piece bath and 2 bedrooms. One of the bedrooms is your Primary Bedroom with a 4-piece Ensuite containing a sink, extra counter space, a tub and a shower! Heading into the basement, you're welcomed to the open space and recreation area of the basement which is huge! The recreation area features a wet bar with a bar fridge! In the basement, 2 bedrooms + a laundry room & a 3 piece bathroom! This home has BRAND NEW Furnace, BRAND NEW Hot Water Tank, BRAND NEW Electrical Services, and BRAND NEW Plumbing. Lastly, can't forget about the double detached garage which is 21' 4" x 21' 2"! There is plenty of room for two vehicles. Contact your favourite agent today to book a showing!

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 2	Main: 98.04	Mtr2	1,055.32	SqFt
EnSt Bth:	0	2	0	0	0	Rms Abv: 4	Blw Grade: 85	Mtr2	918	SqFt
	0	0	1	0	0		Total AG: 98.04	Mtr2	1,055.32	SqFt
Garage Dim:	21' 4" x 21' 2"									


Property Information

Basement:	Finished, Full	Lndry Feat:	In Basement
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Wood Frame	Fireplaces:	1/Family Room, Gas
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Hardwood
Exterior Feat:	Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Front Porch
Reports:	RPR		
Parking:	Double Garage Detached, Garage Door Opener Total: 2		
Features:	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Wired for Sound		
Comm Feature:	Schools Nearby, Playground, Shopping Nearby		
Lot Features:	Back Lane, Back Yard, Pie Shaped Lot		
Goods Include:	N/A		
Appliances:	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer		
Other Equip:	None		
Goods Exclude:	N/A		

Rooms Information

Type	Level	Dimensions		Type	Level	Dimensions	
4pc Ensuite bath	Main	8' 6" x 8' 11"	2.59M x 2.72M	3pc Bathroom	Main	8' 3" x 4' 10"	2.51M x 1.47M
3pc Bathroom	BSMT	7' 11" x 4' 11"	2.41M x 1.50M	Primary Bed	Main	12' 0" x 12' 4"	3.66M x 3.76M
Bedrm	Main	9' 4" x 9' 0"	2.84M x 2.74M	Kitchen w/ Eating Area	Main	17' 6" x 11' 4"	5.33M x 3.45M
Living	Main	18' 0" x 12' 10"	5.49M x 3.91M	Game	BSMT	23' 10" x 14' 4"	7.26M x 4.37M
Frn/Util	BSMT	8' 8" x 5' 7"	2.64M x 1.70M	Bedrm	BSMT	10' 10" x 11' 8"	3.30M x 3.56M
Bedrm	BSMT	10' 10" x 11' 8"	3.30M x 3.56M				

Agent & Office Information

List REALTOR@:	Gaganjot Thind  gaganjot.thind@c21.ca	Phone: 587-700-8247
List Firm:	CENTURY 21 BRAVO REALTY	Phone: 403-250-2882
Firm Address:	3009 - 23 STREET N.E., CALGARY, T2E 7A4	Firm Fax: 403-250-5339
Appt:	Go & Show	

Showing Contact: Gaganjot Thind 587-700-8247

Comm: 3.5% \$100,000 + 1.5% BOSP

LB Type/Info: SentiLock/Front Railing

Owner Name: Thind

Occupancy: New; Never Occupied

Member Rmks: PLEASE TAKE OFF YOUR SHOES! Property has SURVEILLANCE SYSTEM & ALARM... & TURN OFF THE LIGHTS! Please ENSURE ALL WINDOWS & DOORS ARE LOCKED or the alarm will not arm. There is some pending work and touch-ups to be done, rest assured it will be completed. The listing Agent is related to the seller and has no financial interest in the property. View RMS Measurements in Supplements. For Questions or Showing, please Call or Text Gaganjot at 587 700 8247. All deposits must be by certified cheque or bank draft. Email all offers to gaganjot.thind@c21.ca.

List Date: 10/22/2022

Expiry Dt:

With Dt:

Ownership: Private

Exclusion: No

SRR: No

Printed Date: 10/25/2022 2:17:00 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Property Marketing History

List ID: [A2008135](#)

Status: Active

DOM: 3

List Office: CENTURY 21 BRAVO REALTY

[4823 Verona Drive NW Calgary, AB T3A 0P5](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$744,900.00	New Listing	\$744,900	New Listing	10/22/2022

List ID: [A1204766](#)

Status: Terminated **DOM:** 38

List Office: CENTURY 21 BRAVO REALTY

[4823 Verona Drive NW Calgary, AB T3A 0P5](#)



Price	Activity	Pr History	Ch Type	When Chgd
\$624,900.00	Terminated		A -> T	05/19/2022
\$624,900.00	Price Decrease	\$624,900	659900.00 -> 624900.00	04/24/2022
\$659,900.00	Price Decrease	\$649,900	679888.00 -> 649900.00	04/20/2022
\$679,888.00	New Listing	\$679,888	New Listing	04/11/2022

Status: Active
MLS#: A2006233
Subdivision: Banff Trail
Type: Detached
Style: One
Beds: Above: 2 **Total:** 2
F/H Baths: 2/0 **Rooms Abv:** 5
RMS Ttl: 836 **Year Built:** 1961
Taxes: \$3,510.00/2022 **Possession:** Negotiable



Lot Size: 3003 SqFt **Front Len:** 7.62M 25`0" **Lot Dim:**
Fireplace: 1/Basement, Electric **Garage Dim:** 23`0" x 14`0"
Parking: Single Garage Detached **Total:** 2
Basement: Finished, Full

This charming detached home sits on its own parcel of land in this sought-after inner-city community; at a price point that rivals nearby condos and townhomes. With cute curb appeal, the front gardens and raised front deck to provide sunny south exposure. Step inside this mid-century jewel box, with some original elements that pair perfectly with many modern improvements. With hardwood floors and original full-wood interior doors, casings, and baseboards, the kitchen is renovated with a farmhouse-style porcelain sink and stainless steel appliances. There are 2 bedrooms and a full bathroom that is crisp and clean. The downstairs is light and bright with maple panel ceilings, cork floors, and a spacious recreation room, with an office niche, linear gas fireplace, and built-in feature wall and a murphy bed for hosting short-term visitors. There is a solid core wood barn door, and a gorgeous full bathroom ensuite with luxury tile, in-floor heat, an elegant soaker tub, and a shower. There is a generous laundry area with ample built-in storage, a folding counter, and a sink plus a bonus craft room or sitting area. The backyard is fully fenced and newly landscaped, with a detached garage, and extra off-street parking,. Walk to SAIT, LRT, and all levels of Schools. Steps from local coffee shops, Lil Empire (Coming Soon!), Community gardens and parks and so much more.



Directions:

Appliances: Dishwasher, Dryer, Oven, Refrigerator, Washer

Goods Inc: n/a

Features: See Remarks

Lot Feat: Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Street Lighting, Rectangular Lot, Treed

Flooring: Hardwood, Tile

Other Equip: Garage Door Opener

Listed By: REAL BROKER

Printed Date: 10/25/2022 2:17:01 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Status:	Pending	DOM:	15
MLS#:	A2005413	Condo:	No
Subdivision:	Dalhousie		
Type:	Detached		
Style:	One		
Beds:	Above: 3	Total:	3
F/H Baths:	1/1	Rooms Abv:	6
RMS Ttl:	1,275	Year Built:	1968
Taxes:	\$3,546.00/2022	Possession:	15 Days / Neg/immediate 10/21/2022

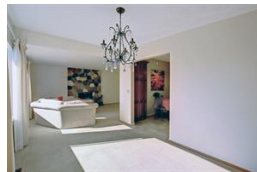


Lot Size:	6566 SqFt	Front Len:	18.00M 59`1"	Lot Dim:
Fireplace:	2/Gas, Wood Burning	Garage Dim:	21`0" x 19`6"	

Parking: Double Garage Attached **Total:** 4

Basement: Finished, Full

First time listed on MLS! This premier location is situated in East Dalhousie. This large bungalow is located on a quiet cul de sac with a NW exposure for a backyard. Main level has newer windows, updated kitchen & a new commercial grade rubber rolled roof. Upon entry you have the large living room with a wood burning fireplace. A spacious dining room with easy access to kitchen. Kitchen has been updated with brown maple cabinets, granite counter tops, and SS appliances. 3 full size bedrooms on the main. Main bath has walk in shower (reno'd 10 years ago). Master bedroom is large and at rear of the home. A 2 piece ensuite supports this room. Lower level recently updated with new vinyl flooring. A gas fireplace with surround tile. A perfect media room! Furnace updated. A workshop. 2 rooms could be made into bedrooms if windows were enlarged to a proper size. An attached garage w/ man door to the west backyard. Very wide lot with RV parking as well. Home is quick access to Shaganappi and COOP in the area. Reasonable walk to Dalhousie C-train. Walking distance to 2 elementary schools in the area.



Directions:

Appliances: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings

Goods Inc: shed

Features: Granite Counters, No Animal Home, No Smoking Home, Separate Entrance

Lot Feat: Back Lane, Back Yard, Cul-De-Sac

Flooring: Carpet, Laminate, Linoleum

Other Equip: None

Listed By: RE/MAX REAL ESTATE (MOUNTAIN VIEW)

Printed Date: 10/25/2022 2:17:03 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Status: Pending
MLS#: A2003789
Subdivision: Banff Trail
Type: Detached
Style: One
Beds: Above: 2
F/H Baths: 2/0
RMS Ttl: 918
Taxes: \$4,028.00/2022
DOM: 26
Condo: No
Total: 3
Rooms Abv: 5
Year Built: 1952
Possession: 90 Days / Neg, Negotiable



Lot Size: 5995 SqFt
Front Len: 15.23M 50`0" **Lot Dim:**
Fireplace: 0
Garage Dim: 22`0" x 13`0"

Parking: Additional Parking, Alley Access, Enclosed, Garage Door Opener, Garage Faces Rear, Off Street, Oversized, Parking Pad, Secured, See Remarks, Side By Side, Single Garage Detached, Stall **Total:** 4

Basement: Separate/Exterior Entry, Finished, Full, Suite

Attention Investors/Developers and First Time Home Buyers! Take a look at this charming RAISED BUNGALOW, with LEGAL BASEMENT SUITE, in the sought-after community of Banff Trail! R-C2 ZONING – This property has ENDLESS POTENTIAL – on a MASSIVE LOT (50' X 120') with SOUTHWEST BACKYARD! Steps to the Banff Trail C-Train Station, University of Calgary, and McMahon Stadium. This property boasts 1,766 SQ FT of FULLY DEVELOPED LIVING SPACE with 3 BEDROOMS and an oversized SINGLE DETACHED GARAGE + PARKING PAD FOR 3 VEHICLES (via alley access)! The spacious main floor (with separate entry) is 918 SQ FT and features a bright white kitchen, dining room, expansive living room (with original hardwood floors), 2 bedrooms, a 4-pc bathroom, and access to shared laundry and storage! The LEGAL BASEMENT SUITE (with separate entry, City of Calgary Registered Secondary Suite #6495) is approx. 838 SQ FT and offers a cozy kitchen, large living room, dining space, 1 bedroom, a 3-pc bathroom, and access to shared laundry and storage. Upgrades/updates at this property include: NEWER ASPHALT SHINGLES (2015), NEWER HOT WATER TANK (50 GALL, 2014), NEWER ELECTRICAL, TWO NEWER FURNACES (2014, separate ducting to each unit), SOUNDPROOFING BETWEEN UNITS, CAST IRON REPLACEMENT (except sewer stack), NEWER FENCE (2020), and FULL BASEMENT RENOVATION (2014, including adding an egress window, all new windows, kitchen, bathroom, laminate flooring, pot lights, and painted ceilings). This property is situated on a beautiful street, on a large rectangular R-C2 lot, has SOUTHWEST BACKYARD EXPOSURE, and is close to all amenities with easy access to major roadways! EXCELLENT REVENUE GENERATING PROPERTY OPPORTUNITY – THIS COULD BE A CASH COW INCOME PRODUCING PROPERTY! Properties like this don't come on the market often - don't miss out! Call today!



Directions:

Appliances: Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Oven, Portable Dishwasher, Refrigerator, See Remarks, Stove(s), Washer, Washer/Dryer, Window Coverings

Goods Inc: N/A

Features: Laminate Counters, See Remarks, Separate Entrance, Storage

Lot Feat: Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Private, Rectangular Lot, See Remarks

Flooring: Hardwood, Laminate, Linoleum

Other Equip: Garage Door Opener

Listed By: MAXWELL CAPITAL REALTY

Printed Date: 10/25/2022 2:17:08 PM

Status: Active
MLS#: A2000933
Subdivision: Varsity
Type: Detached
Style: One
Beds: Above: 3
F/H Baths: 2/1
RMS Ttl: 1,355
Taxes: \$4,422.00/2022
DOM: 48
Condo: No
Total: 5
Rooms Abv: 7
Year Built: 1973
Possession: 15 Days / Neg



Lot Size: 5338 SqFt
Front Len: 14.36M 47` 1" **Lot Dim:**
Fireplace: 1/Brick Facing, Gas Log, Living Room
Garage Dim: 23` 0" x 26` 0"
Parking: Double Garage Detached **Total:** 2
Basement: Finished, Full

Excellent location, walking distance to elementary schools and Market Mall, welcome to this well kept single family home in prestige Varsity. It features sunny south back yard, 1355 sqft, 3+2 bedrooms, total 2.5 bathrooms, and double heated garage. It has hardwood flooring though out on the main floor, large living room, spacious kitchen and eating area, double sided masonry fireplace, large master bedroom with half bath ensuite. Basement with separated entrance has been fully developed, with 2 extra bedroom, huge recreation room, and full bathroom. Sunny with huge deck, and has been fully fenced and nicely landscaped. It closes to University of Calgary, playground, public transits, shopping, restaurants, and easy access to major roads. ** 4907 Vantage Crescent NW **



Directions:

Appliances: Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Goods Inc: N/A

Features: Laminate Counters, Separate Entrance

Lot Feat: Back Lane, Back Yard, Front Yard, Landscaped

Flooring: Carpet, Ceramic Tile, Hardwood

Other Equip: Garage Door Opener



Listed By: CENTURY 21 BRAVO REALTY

Printed Date: 10/25/2022 2:17:08 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Status: Active
MLS#: A2000509
Subdivision: Dalhousie
Type: Detached
Style: 4 Level Split
Beds: Above: 4
F/H Baths: 2/1
RMS Ttl: 1,373
Taxes: \$3,639.25/2022

DOM: 54
Condo: No
Total: 4
Rooms Abv: 8
Year Built: 1974
Possession: 30 Days / Neg



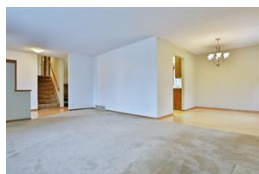
Lot Size: 6490 SqFt
Front Len: 21.90M 71`10" **Lot Dim:**

Fireplace: 1/Brick Facing, Family Room, Gas
Garage Dim: 22`0" x 24`0"

Parking: Double Garage Detached, Garage Faces Front, Oversized **Total: 6**

Basement: Crawl Space, Finished, Partial

Excellent value in this lovely split-level home in sought-after West Dalhousie, only a few short minutes to neighbourhood schools, parks & Dalhousie Station shopping & LRT. This sunny 4 bedroom home enjoys hardwood floors & central air, detached 2 car garage, eat-in oak kitchen with white appliances & private backyard with mature trees & deck. Bright & welcoming living room with large bow window, which is open to the spacious dining room making entertaining a breeze. The great-sized kitchen has wonderful cabinet space, centre island with cooktop stove & dining nook with wraparound windows & access to the backyard deck. Upstairs there are 3 bedrooms & 2 full baths; the master has a walk-in closet & ensuite with shower, & the family bath has double sinks & jetted tub/shower combo. The 3rd level is finished with an inviting family room with fireplace & beautiful built-ins, 4th bedroom/home office & laundry/powder room. A rec room is in the 4th level, along with lots of room for storage/workshop & huge crawlspace. In addition to the oversized double garage - which also has its own separate furnace, there is ample parking on the extended front driveway. Prime location in this popular established community, with easy access to libraries & recreational facilities, University of Calgary, Foothills Medical Centre & downtown!



Directions:

Appliances: Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garburator, Refrigerator, Washer, Water Softener, Window Coverings

Goods Inc: NOTE: garage heater <as is>

Features: Bookcases, Built-in Features, Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, Storage, Walk-In Closet(s)

Lot Feat: Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed

Flooring: Carpet, Ceramic Tile, Hardwood, Linoleum

Other Equip: Central Vacuum/Attachments, Garage Door Opener

Listed By: ROYAL LEPAGE BENCHMARK

Printed Date: 10/25/2022 2:17:08 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Status: Active
MLS#: A1256158
Subdivision: Brentwood
Type: Detached
Style: 4 Level Split
Beds: Above: 4 **Total:** 5
F/H Baths: 3/0 **Rooms Abv:** 8
RMS Ttl: 1,804 **Year Built:** 1971
Taxes: \$4,683.00/2022 **Possession:** 60 Days / Neg



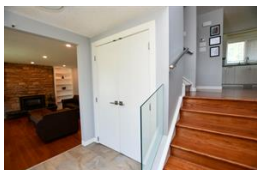
Lot Size: 6490 SqFt **Front Len:** 12.19M 40`0" **Lot Dim:**

Fireplace: 2/Family Room, Gas, Recreation Room **Garage Dim:**

Parking: Oversized, Single Garage Detached **Total:** 4

Basement: Finished, Full

Outstanding 4 level split over 2000 sqft of living space in the prestigious Brentwood Heights area , just across from the Dr. E W Coffin Elementary school & open green school field. Tons of renovation in this lovely home in last few years ago---- windows, entrance, bedroom & closet doors, granite countertop in kitchen & bathrooms, appliances, lots of LED pot lights, electrical panel box, insulation in attic, heated flooring in bathrooms. Open concept in a bright living room with the view of Rockies , dining room & kitchen. Kitchen offers a large island with a breakfast bar , ample drawers & cabinets & a gas stove. The third level offers a large family room boasting a rich hardwood floor, bayed window, gas fireplace with stone edge , built-in bookshelves , the 4 th bedroom , 1-3 pce bathroom, laundry room & direct access to the private backyard with deck. Fully developed in the 4 th level provides a large recreation room, second gas fireplace , extra bedroom/den and 1-3 pce bathroom with heated floor. . Lots of storage area in crawl space. Short walking distance to all levels of school, bus stop & Northland Shopping Mall. Close to all amenities: LRT stations, both Foothills and Children Hospitals, other shopping Malls. Excellent value in this well kept home.....



Directions:

Appliances: Built-In Oven, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Goods Inc: N/A

Features: No Animal Home, No Smoking Home

Lot Feat: Irregular Lot, Landscaped, Treed

Flooring: Carpet, Hardwood, Stone

Other Equip: Central Vacuum/Attachments, Garage Door Opener

Listed By: RE/MAX REAL ESTATE (MOUNTAIN VIEW)

Printed Date: 10/25/2022 2:17:08 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Status: Active
MLS#: A2002183
Subdivision: Parkdale
Type: Detached
Style: One and One Half
Beds: **Above:** 3 **Total:** 3
F/H Baths: 1/0 **Rooms Abv:** 6
RMS Ttl: 1,265 **Year Built:** 1950
Taxes: \$5,147.86/2022 **Possession:** Immediate



Lot Size: 8525 SqFt **Front Len:** 7.24M 23`9" **Lot Dim:**
Fireplace: 0 **Garage Dim:** 1`0" x 1`0"
Parking: Off Street, Parking Pad, Single Garage Detached **Total:** 3
Basement: Full, Unfinished

A fantastic location in Parkdale, just a block away from the Bow River and the beautiful pathways, also referred to as the "Golden Triangle of Parkdale" The lot is a very unique shape, a very large pie shape with 792 sq meters and zoned as R-C2, an excellent opportunity for great development potential. There is a 1 1/2 storey on the property, being sold "as is" including appliances The main floor consists of a large living room, dining room, good size kitchen, bedroom, and full 4-piece bath. Upstairs are 2 more bedrooms. The basement is unfinished. Take a look at it and think about the possibilities!



Directions:
Appliances: Electric Stove, Refrigerator, Washer/Dryer
Goods Inc: All appliances are sold "as is"
Features: See Remarks
Lot Feat: Back Lane, Back Yard, Irregular Lot
Flooring: Hardwood
Other Equip: None

Listed By: RE/MAX FIRST

Printed Date: 10/25/2022 2:17:08 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Status: Pending
MLS#: A1259399
Subdivision: Parkdale
Type: Detached
Style: One
Beds: Above: 3
F/H Baths: 1/0
RMS Ttl: 1,018
Taxes: \$4,929.00/2022
DOM: 25
Condo: No
Total: 3
Rooms Abv: 6
Year Built: 1952
Possession: Negotiable



Lot Size: 7211 SqFt
Fireplace: 0
Parking: Off Street **Total:** 2
Basement: Full, Unfinished
Front Len: 18.28M 60`0" **Lot Dim:**
Garage Dim:



The lot of opportunity has finally hit the market! A rare & oversized 60x120 MC-1 east exposed lot, mere steps to the river pathways & park, is a prime redevelopment spot or a great investment to hold & build in the future. This extremely sought-out lot has potential to become a 4 unit townhome project, semi-detached homes or a fabulous dream home for a family. This beautiful community is complete with many high-end custom built homes & is in close vicinity to the Foothills/Children hospitals, University, grocery & many local eateries.



Directions:

Appliances: None

Goods Inc: SOLD AS-IS, WHERE-IS NO WARRANTIES OR REPRESENTATIONS

Features: See Remarks

Lot Feat: Back Lane, Back Yard, Interior Lot, Street Lighting, Rectangular Lot, Treed

Flooring: Hardwood, Linoleum

Other Equip: None

Listed By: RE/MAX REAL ESTATE (CENTRAL)

Printed Date: 10/25/2022 2:17:10 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Status: Active
MLS#: A2004942
Subdivision: Dalhousie
Type: Detached
Style: 4 Level Split
Beds: Above: 4
F/H Baths: 2/1
RMS Ttl: 1,696
Taxes: \$4,193.00/2022

DOM: 18
Condo: No
Total: 4
Rooms Abv: 11
Year Built: 1971
Possession: 30 Days / Neg



Lot Size: 7782 SqFt
Front Len: 14.49M 47`6" **Lot Dim:**
Fireplace: 0
Garage Dim: 20`0" x 20`0"
Parking: Double Garage Detached, Driveway, Garage Door Opener, On Street **Total: 2**
Basement: Finished, Full

Welcome home to this beautiful open-concept home at 5247 Dalcroft Crescent NW located in the sought-after community of Dalhousie. This recently renovated property offers a wide open main floor with a bright spacious living room soaked in sunlight from the large front windows. The open dining area is wonderful for large social gatherings and the gourmet kitchen is a chef's dream! The newly designed kitchen offers a large island, quartz countertops newer stainless steel appliances with a 4 burner gas range, double door fridge, and plenty of cabinetry throughout. This 4-bedroom home has all 4 bedrooms above grade or 3 bedrooms and the home office which was a valuable asset during the Covid lockdowns. The Primary bedroom includes a walk-in closet and a beautiful balcony offering amazing views to the west of the city. The main floor and upper bathrooms have been thoroughly renovated. Both front and back entry are wide open spaces with the back entry including custom built-in cabinetry. New flooring, light fixtures extensive pot lights, electrical, high efficient furnace, the roof for both the garage and home was replaced with a high quality 50 mm white PVC Membrane. The developed basement includes a 3 piece Bathroom, rec area, games area, and a wonderful play area for the kids. Includes a detached double-car garage, a newer concrete driveway, and a wonderful pergola area to enjoy those summer nights. The large flat area of the backyard was enhanced by the amazing retaining wall that separates the property from the private pathway behind the home. Close to all amenities LRT, Dalhousie Station, Market Mall Foothills hospital Costco Beacon Hill and much more this home is a must-see! Book your personal showing today!



Directions:

Appliances: Dishwasher, Dryer, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Goods Inc: N/A

Features: Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)

Lot Feat: Back Yard, Front Yard, Greenbelt, Pie Shaped Lot

Flooring: Carpet, Vinyl

Other Equip: None

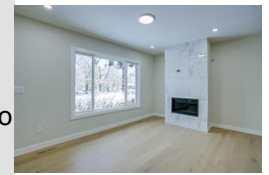
Listed By: RE/MAX REAL ESTATE (CENTRAL)

Printed Date: 10/25/2022 2:17:10 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Status: Active
MLS#: A2008135
Subdivision: Varsity
Type: Detached
Style: One
Beds: Above: 2
F/H Baths: 3/0
RMS Ttl: 1,055
Taxes: \$3,753.00/2022

DOM: 3
Condo: No
Total: 4
Rooms Abv: 4
Year Built: 1965
Possession: Immediate



Lot Size: 5414 SqFt
Front Len: 12.57M 41`3" **Lot Dim:**
Fireplace: 1/Family Room, Gas
Garage Dim: 21`4" x 21`2"

Parking: Double Garage Detached, Garage Door Opener **Total:** 2

Basement: Finished, Full

RENOVATED | 4 BEDS + 3 BATHS | TOTAL 1973 SQFT | FINISHED DOUBLE CAR GARAGE |
 (Please note that the glass is on backorder and will be installed as photos don't showcase glass) Welcome to Varsity NW, this bungalow has been RENOVATED! Varsity NW has close proximity to nearby schools, shopping centres, and much more. This home features 2 bedrooms on the main floor + 2 bedrooms in the basement. This home features 3 full baths, 2 on the main floor and 1 in the basement. Entering the home, you're welcomed to the living room overlooking the quiet street in the front yard. Heading from the front door, you walk into the living room, the dining room and the kitchen area with an island. The Kitchen features BRAND NEW APPLIANCES, such as built-in oven, built-in microwave, fridge, surveillance system, gas cooktop, and a dishwasher. Don't see a pantry? Don't worry, the kitchen cabinets make up for the lack of a pantry! Tons of storage involved in the cabinets. From the kitchen, down the hall is where you have a 3-piece bath and 2 bedrooms. One of the bedrooms is your Primary Bedroom with a 4-piece Ensuite containing a sink, extra counter space, a tub and a shower! Heading into the basement, you're welcomed to the open space and recreation area of the basement which is huge! The recreation area features a wet bar with a bar fridge! In the basement, 2 bedrooms + a laundry room & a 3 piece bathroom! This home has BRAND NEW Furnace, BRAND NEW Hot Water Tank, BRAND NEW Electrical Services, and BRAND NEW Plumbing. Lastly, can't forget about the double detached garage which is 21' 4" x 21' 2"! There is plenty of room for two vehicles. Contact your favourite agent today to book a showing!



Directions:

Appliances: Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer

Goods Inc: N/A

Features: Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Wired for Sound

Lot Feat: Back Lane, Back Yard, Pie Shaped Lot

Flooring: Carpet, Ceramic Tile, Hardwood

Other Equip: None

Listed By: CENTURY 21 BRAVO REALTY

Printed Date: 10/25/2022 2:17:15 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Lily Chan
 lily_chan@lve.ca
 Ph:



CMA Summary

Prepared By: Lily Chan

Listings as of 10/25/22 at 2:17 pm

This search was narrowed to a specific set of Properties. Property Type is 'Residential' Status is one of 'Active', 'Pending' Property Sub Type is 'Detached' City is 'Calgary' Subdivision Name is one of 'Capitol Hill', 'Hillhurst', 'Hounsfield Heights/Briar Hill', 'Banff Trail', 'Brentwood', 'Varsity', 'Dalhousie', 'University Heights', 'Parkdale' Structure Type is 'House' Levels is not one of 'Two', '2 and Half Storey' Current Price is 600000 to 750000

Residential

Active Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	DOM
1	A2004162	A	2328 22A Street	2	1	0	1954	1,102	0.14	\$609,900	\$553.45	22
2	A2006233	A	1922 19 Avenue	2	2	0	1961	836	0.07	\$624,900	\$747.49	11
3	A2000509	A	5628 Dalcastle Rise	4	2	1	1974	1,373	0.15	\$649,900	\$473.34	54
4	A2000933	A	4907 Vantage Crescent	5	2	1	1973	1,355	0.12	\$649,900	\$479.52	48
5	A1256158	A	3224 Breton Close	5	3	0	1971	1,804	0.15	\$678,800	\$376.27	47
6	A2002183	A	3407 3 Avenue	3	1	0	1950	1,265	0.20	\$700,000	\$553.36	36
7	A2004942	A	5247 Dalcroft Crescent	4	2	1	1971	1,696	0.18	\$739,900	\$436.26	18
8	A2008135	A	4823 Verona Drive	4	3	0	1965	1,055	0.12	\$744,900	\$705.85	3

Active Listings Summary

# LISTINGS: 8	Medians:	4	2	0		1,310	0.15	\$664,350	\$516.44	29
	Minimums:	2	1	0		836.00	0.07	\$609,900	\$376.27	3
	Maximums:	5	3	1		1,804	0.20	\$744,900	\$747.49	54
	Averages:	4	2	0		1,310.83	0.14	\$674,775	\$540.69	30

Pending Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	DOM
1	A2005413	P	6235 Dalbeattie Green	3	1	1	1968	1,275	0.15	\$624,900	\$490.12	15
2	A2003789	P	2455 23 Street	3	2	0	1952	918	0.14	\$625,000	\$680.83	26
3	A1259399	P	515 33 Street	3	1	0	1952	1,018	0.17	\$725,000	\$712.18	25

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

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Lily Chan

lily_chan@live.ca

Ph:



CMA Summary

Prepared By: Lily Chan

Listings as of 10/25/22 at 2:17 pm

Residential

Pending Listings Summary

LISTINGS: 3

Medians:	3	1	0	1,018	0.15	\$625,000	\$680.83	25
Minimums:	3	1	0	918.00	0.14	\$624,900	\$490.12	15
Maximums:	3	2	1	1,275	0.17	\$725,000	\$712.18	26
Averages:	3	1	0	1,070.33	0.15	\$658,300	\$627.71	22

Quick Statistics (11 Listings Total)

	Min	Max	Average	Median
List Price	\$609,900	\$744,900	\$670,282	\$649,900
Sold Price				

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

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Lily Chan

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Ph:



Residential

Active



2328 22A Street Nw

Style: Bungalow
Subdivision: Banff Trail
Occupancy: Owner
Possession: 30 Days / Neg
Parking: Double Garage Detached
Adam Robinson

Calgary
SqFt: 1102
Beds: 2/2
Baths: 1/0
Yr Built: 1954

A2004162
List Price: \$609,900.00
Taxes: \$4,078/2022
DOM/CDOM: 22/22
Lot Size: 5,995 SqFt

CIR REALTY

Tremendous Value for this wonderful inner city property. A beautiful in-fill lot ready for re-development in the very desirable community of Banff Trail. Its an R2 50 foot lot by 120foot. Located on a quiet street that is already close to half redeveloped. This home has been in the family since it was first built and has been very well cared for, well updated and meticulously maintained. Situated just 2 blocks from the c-train. 3 Blocks to the U of C and walking distance to the Foothills and Children's Hospitals. With Great rental potential as well. Amazing opportunity that will not last long, book a private viewing today.



1922 19 Avenue Nw

Style: Bungalow
Subdivision: Banff Trail
Occupancy: Owner
Possession: Negotiable
Parking: Single Garage Detached
Lucas Ramage

Calgary
SqFt: 836
Beds: 2/2
Baths: 2/0
Yr Built: 1961

A2006233
List Price: \$624,900.00
Taxes: \$3,510/2022
DOM/CDOM: 11/11
Lot Size: 3,003 SqFt

REAL BROKER

This charming detached home sits on its own parcel of land in this sought-after inner-city community; at a price point that rivals nearby condos and townhomes. With cute curb appeal, the front gardens and raised front deck to provide sunny south exposure. Step inside this mid-century jewel box, with some original elements that pair perfectly with many modern improvements. With hardwood floors and original full-wood interior doors, casings, and baseboards, the kitchen is renovated with a farmhouse-style porcelain sink and stainless steel appliances. There are 2 bedrooms and a full bathroom that is crisp and clean. The downstairs is light and bright with maple panel ceilings, cork floors, and a spacious recreation room, with an office niche, linear gas fireplace, and built-in feature wall and a murphy bed for hosting short-term visitors. There is a solid core wood barn door, and a gorgeous full bathroom ensuite with luxury tile, in-floor heat, an elegant soaker tub, and a shower. There is a generous laundry area with ample built-in storage, a folding counter, and a sink plus a bonus craft room or sitting area. The backyard is fully fenced and newly landscaped, with a detached garage, and extra off-street parking. Walk to SAIT, LRT, and all levels of Schools. Steps from local coffee shops, Lil Empire (Coming Soon!), Community gardens and parks and so much more.



4907 Vantage Crescent Nw

Style: Bungalow
Subdivision: Varsity
Occupancy: Vacant
Possession: 15 Days / Neg
Parking: Double Garage Detached
Rick Qi

Calgary
SqFt: 1355
Beds: 5/3
Baths: 2/1
Yr Built: 1973

A2000933
List Price: \$649,900.00
Taxes: \$4,422/2022
DOM/CDOM: 48/48
Lot Size: 5,338 SqFt

CENTURY 21 BRAVO REALTY

Excellent location, walking distance to elementary schools and Market Mall, welcome to this well kept single family home in prestige Varsity. It features sunny south back yard, 1355 sqft, 3+2 bedrooms, total 2.5 bathrooms, and double heated garage. It has hardwood flooring though out on the main floor, large living room, spacious kitchen and eating area, double sided masonry fireplace, large master bedroom with half bath ensuite. Basement with separated entrance has been fully developed, with 2 extra bedroom, huge recreation room, and full bathroom. Sunny with huge deck, and has been fully fenced and nicely landscaped. It closes to University of Calgary, playground, public transits, shopping, restaurants, and easy access to major roads. ** 4907 Vantage Crescent NW **

Residential

Active



5628 Dalcastle Rise Nw

Style: 4 Level Split
Subdivision: Dalhousie
Occupancy: Vacant
Possession: 30 Days / Neg
Parking: Double Garage Detached, Garage Faces Front, Oversized
Kirby Cox

Calgary

SqFt: 1373
Beds: 4/4
Baths: 2/1
Yr Built: 1974

A2000509

List Price: \$649,900.00
Taxes: \$3,639/2022
DOM/CDOM: 54/54
Lot Size: 6,490 SqFt

ROYAL LEPAGE BENCHMARK

Excellent value in this lovely split-level home in sought-after West Dalhousie, only a few short minutes to neighbourhood schools, parks & Dalhousie Station shopping & LRT. This sunny 4 bedroom home enjoys hardwood floors & central air, detached 2 car garage, eat-in oak kitchen with white appliances & private backyard with mature trees & deck. Bright & welcoming living room with large bow window, which is open to the spacious dining room making entertaining a breeze. The great-sized kitchen has wonderful cabinet space, centre island with cooktop stove & dining nook with wraparound windows & access to the backyard deck. Upstairs there are 3 bedrooms & 2 full baths; the master has a walk-in closet & ensuite with shower, & the family bath has double sinks & jetted tub/shower combo. The 3rd level is finished with an inviting family room with fireplace & beautiful built-ins, 4th bedroom/home office & laundry/powder room. A rec room is in the 4th level, along with lots of room for storage/workshop & huge crawlspace. In addition to the oversized double garage - which also has its own separate furnace, there is ample parking on the extended front driveway. Prime location in this popular established community, with easy access to libraries & recreational facilities, University of Calgary, Foothills Medical Centre & downtown!



3224 Breton Close Nw

Style: 4 Level Split
Subdivision: Brentwood
Occupancy: Owner
Possession: 60 Days / Neg
Parking: Oversized, Single Garage Detached
Danny Wai

Calgary

SqFt: 1804
Beds: 5/4
Baths: 3/0
Yr Built: 1971

A1256158

List Price: \$678,800.00
Taxes: \$4,683/2022
DOM/CDOM: 47/47
Lot Size: 6,490 SqFt

RE/MAX REAL ESTATE (MOUNTAIN VIEW)

Outstanding 4 level split over 2000 sqft of living space in the prestigious Brentwood Heights area , just across from the Dr. E W Coffin Elementary school & open green school field. Tons of renovation in this lovely home in last few years ago---- windows, entrance, bedroom & closet doors, granite countertop in kitchen & bathrooms, appliances, lots of LED pot lights, electrical panel box, insulation in attic, heated flooring in bathrooms. Open concept in a bright living room with the view of Rockies , dining room & kitchen. Kitchen offers a large island with a breakfast bar , ample drawers & cabinets & a gas stove. The third level offers a large family room boasting a rich hardwood floor, bayed window, gas fireplace with stone edge , built-in bookshelves , the 4 th bedroom , 1-3 pce bathroom, laundry room & direct access to the private backyard with deck. Fully developed in the 4 th level provides a large recreation room, second gas fireplace , extra bedroom/den and 1-3 pce bathroom with heated floor. . Lots of storage area in crawl space. Short walking distance to all levels of school, bus stop & Northland Shopping Mall. Close to all amenities: LRT stations, both Foothills and Children Hospitals, other shopping Malls. Excellent value in this well kept home.....



3407 3 Avenue Nw

Style: 1 and Half Storey
Subdivision: Parkdale
Occupancy: Vacant
Possession: Immediate
Parking: Off Street, Parking Pad, Single Garage Detached
Justin Havre

Calgary

SqFt: 1265
Beds: 3/3
Baths: 1/0
Yr Built: 1950

A2002183

List Price: \$700,000.00
Taxes: \$5,148/2022
DOM/CDOM: 36/84
Lot Size: 8,525 SqFt

RE/MAX FIRST

A fantastic location in Parkdale, just a block away from the Bow River and the beautiful pathways, also referred to as the "Golden Triangle of Parkdale" The lot is a very unique shape, a very large pie shape with 792 sq meters and zoned as R-C2, an excellent opportunity for great development potential. There is a 1 1/2 storey on the property, being sold "as is" including appliances
The main floor consists of a large living room, dining room, good size kitchen, bedroom, and full 4-piece bath. Upstairs are 2 more bedrooms. The basement is unfinished. Take a look at it and think about the possibilities!

Residential

Active



5247 Dalcroft Crescent Nw

Style: 4 Level Split
Subdivision: Dalhousie
Occupancy: Owner
Possession: 30 Days / Neg
Parking: Double Garage Detached, Driveway, Garage Door Opener, On Street

Tony Dimarzo

Calgary

SqFt: 1696
Beds: 4/4
Baths: 2/1
Yr Built: 1971

A2004942

List Price: \$739,900.00
Taxes: \$4,193/2022
DOM/CDOM: 18/18
Lot Size: 7,782 SqFt

RE/MAX REAL ESTATE (CENTRAL)

Welcome home to this beautiful open-concept home at 5247 Dalcroft Crescent NW located in the sought-after community of Dalhousie. This recently renovated property offers a wide open main floor with a bright spacious living room soaked in sunlight from the large front windows. The open dining area is wonderful for large social gatherings and the gourmet kitchen is a chef's dream! The newly designed kitchen offers a large island, quartz countertops newer stainless steel appliances with a 4 burner gas range, double door fridge, and plenty of cabinetry throughout. This 4-bedroom home has all 4 bedrooms above grade or 3 bedrooms and the home office which was a valuable asset during the Covid lockdowns. The Primary bedroom includes a walk-in closet and a beautiful balcony offering amazing views to the west of the city. The main floor and upper bathrooms have been thoroughly renovated. Both front and back entry are wide open spaces with the back entry including custom built-in cabinetry. New flooring, light fixtures extensive pot lights, electrical, high efficient furnace, the roof for both the garage and home was replaced with a high quality 50 mm white PVC Membrane. The developed basement includes a 3 piece Bathroom, rec area, games area, and a wonderful play area for the kids. Includes a detached double-car garage, a newer concrete driveway, and a wonderful pergola area to enjoy those summer nights. The large flat area of the backyard was enhanced by the amazing retaining wall that separates the property from the private pathway behind the home. Close to all amenities LRT, Dalhousie Station, Market Mall Foothills hospital Costco Beacon Hill and much more this home is a must-see! Book your personal showing today!



4823 Verona Drive Nw

Style: Bungalow
Subdivision: Varsity
Occupancy: New; Never Occupied
Possession: Immediate
Parking: Double Garage Detached, Garage Door Opener

Gaganjot Thind

Calgary

SqFt: 1055
Beds: 4/2
Baths: 3/0
Yr Built: 1965

A2008135

List Price: \$744,900.00
Taxes: \$3,753/2022
DOM/CDOM: 3/3
Lot Size: 5,414 SqFt

CENTURY 21 BRAVO REALTY

RENOVATED | 4 BEDS + 3 BATHS | TOTAL 1973 SQFT | FINISHED DOUBLE CAR GARAGE | (Please note that the glass is on backorder and will be installed as photos don't showcase glass) Welcome to Varsity NW, this bungalow has been RENOVATED! Varsity NW has close proximity to nearby schools, shopping centres, and much more. This home features 2 bedrooms on the main floor + 2 bedrooms in the basement. This home features 3 full baths, 2 on the main floor and 1 in the basement. Entering the home, you're welcomed to the living room overlooking the quiet street in the front yard. Heading from the front door, you walk into the living room, the dining room and the kitchen area with an island. The Kitchen features BRAND NEW APPLIANCES, such as built-in oven, built-in microwave, fridge, surveillance system, gas cooktop, and a dishwasher. Don't see a pantry? Don't worry, the kitchen cabinets make up for the lack of a pantry! Tons of storage involved in the cabinets. From the kitchen, down the hall is where you have a 3-piece bath and 2 bedrooms. One of the bedrooms is your Primary Bedroom with a 4-piece Ensuite containing a sink, extra counter space, a tub and a shower! Heading into the basement, you're welcomed to the open space and recreation area of the basement which is huge! The recreation area features a wet bar with a bar fridge! In the basement, 2 bedrooms + a laundry room & a 3 piece bathroom! This home has BRAND NEW Furnace, BRAND NEW Hot Water Tank, BRAND NEW Electrical Services, and BRAND NEW Plumbing. Lastly, can't forget about the double detached garage which is 21' 4" x 21' 2"! There is plenty of room for two vehicles. Contact your favourite agent today to book a showing!

Avg SqM:	Avg DOM: 30	Avg List \$:	\$674,775
Avg SqFt: 1,310.83	Active DOM: 3	Avg Sold \$:	

Residential

Pending



6235 Dalbeattie Green Nw
Style: Bungalow
Subdivision: Dalhousie
Occupancy: Vacant
Possession: 15 Days / Neg
Parking: Double Garage Attached

Calgary
SqFt: 1275
Beds: 3/3
Baths: 1/1
Yr Built: 1968

A2005413
List Price: \$624,900.00
Taxes: \$3,546/2022
DOM/CDOM: 15/15
Lot Size: 6,566 SqFt

Colin Ongyerth

RE/MAX REAL ESTATE (MOUNTAIN VIEW)

First time listed on MLS! This premier location is situated in East Dalhousie. This large bungalow is located on a quiet cul de sac with a NW exposure for a backyard. Main level has newer windows, updated kitchen & a new commercial grade rubber rolled roof. Upon entry you have the large living room with a wood burning fireplace. A spacious dining room with easy access to kitchen. Kitchen has been updated with brown maple cabinets, granite counter tops, and SS appliances. 3 full size bedrooms on the main. Main bath has walk in shower (reno'd 10 years ago). Master bedroom is large and at rear of the home. A 2 piece ensuite supports this room. Lower level recently updated with new vinyl flooring. A gas fireplace with surround tile. A perfect media room! Furnace updated. A workshop. 2 rooms could be made into bedrooms if windows were enlarged to a proper size. An attached garage w/ man door to the west backyard. Very wide lot with RV parking as well. Home is quick access to Shaganappi and COOP in the area. Reasonable walk to Dalhousie C-train. Walking distance to 2 elementary schools in the area.



2455 23 Street Nw
Style: Bungalow
Subdivision: Banff Trail
Occupancy: Owner
Possession: 90 Days / Neg, Negotiable
Parking: Additional Parking, Alley Access, Enclosed, Garage Door Opener, Garage Faces Rear, Off Street, Oversized, Parking Pad, Secu

Calgary
SqFt: 918
Beds: 3/2
Baths: 2/0
Yr Built: 1952

A2003789
List Price: \$625,000.00
Taxes: \$4,028/2022
DOM/CDOM: 26/26
Lot Size: 5,995 SqFt

Jamie Giszas

MAXWELL CAPITAL REALTY

Attention Investors/Developers and First Time Home Buyers! Take a look at this charming RAISED BUNGALOW, with LEGAL BASEMENT SUITE, in the sought-after community of Banff Trail! R-C2 ZONING – This property has ENDLESS POTENTIAL – on a MASSIVE LOT (50' X 120') with SOUTHWEST BACKYARD! Steps to the Banff Trail C-Train Station, University of Calgary, and McMahon Stadium. This property boasts 1,766 SQ FT of FULLY DEVELOPED LIVING SPACE with 3 BEDROOMS and an oversized SINGLE DETACHED GARAGE + PARKING PAD FOR 3 VEHICLES (via alley access)! The spacious main floor (with separate entry) is 918 SQ FT and features a bright white kitchen, dining room, expansive living room (with original hardwood floors), 2 bedrooms, a 4-pc bathroom, and access to shared laundry and storage! The LEGAL BASEMENT SUITE (with separate entry, City of Calgary Registered Secondary Suite #6495) is approx. 838 SQ FT and offers a cozy kitchen, large living room, dining space, 1 bedroom, a 3-pc bathroom, and access to shared laundry and storage. Upgrades/updates at this property include: NEWER ASPHALT SHINGLES (2015), NEWER HOT WATER TANK (50 GALL, 2014), NEWER ELECTRICAL, TWO NEWER FURNACES (2014, separate ducting to each unit), SOUNDPROOFING BETWEEN UNITS, CAST IRON REPLACEMENT (except sewer stack), NEWER FENCE (2020), and FULL BASEMENT RENOVATION (2014, including adding an egress window, all new windows, kitchen, bathroom, laminate flooring, pot lights, and painted ceilings). This property is situated on a beautiful street, on a large rectangular R-C2 lot, has SOUTHWEST BACKYARD EXPOSURE, and is close to all amenities with easy access to major roadways! EXCELLENT REVENUE GENERATING PROPERTY OPPORTUNITY – THIS COULD BE A CASH COW INCOME PRODUCING PROPERTY! Properties like this don't come on the market often - don't miss out! Call today!



515 33 Street Nw
Style: Bungalow
Subdivision: Parkdale
Occupancy: Tenant
Possession: Negotiable
Parking: Off Street

Calgary
SqFt: 1018
Beds: 3/3
Baths: 1/0
Yr Built: 1952

A1259399
List Price: \$725,000.00
Taxes: \$4,929/2022
DOM/CDOM: 25/25
Lot Size: 7,211 SqFt

Robin Clegg

RE/MAX REAL ESTATE (CENTRAL)

The lot of opportunity has finally hit the market! A rare & oversized 60x120 MC-1 east exposed lot, mere steps to the river pathways & park, is a prime redevelopment spot or a great investment to hold & build in the future. This extremely sought-out lot has potential to become a 4 unit townhome project, semi-detached homes or a fabulous dream home for a family. This beautiful community is complete with many high-end custom built homes & is in close vicinity to the Foothills/Children hospitals, University, grocery & many local eateries.

Avg SqM:	Avg DOM: 22	Avg List \$:	\$658,300
Avg SqFt: 1,070.33	Active DOM: 25	Avg Sold \$:	

Information herein deemed reliable but not guaranteed. Measurements are as per RMS 10/25/2022 - 4:17 PM