

**Residential
Incomplete
Banner:**

[A2082756](#)

A Rare Opportunity You Can't Afford to Miss!

DOM: 0 **LP:** \$549,900.00
CDOM: **OP:**



Class: Semi Detached (Half Duplex) **City:** Calgary
County: Calgary **Subdivision:** Rutland Park
Type: Duplex **Ttl Beds:** 4
Levels: One **F/H Bth:** 2/0
Year Built: 1966 **RMS SQFT:** 1,008.00
LINC#: [0018857003](#) **LP/SF:** \$545.54
Arch Style: Bi-Level, Side by Side **Suite:** No
Possession: Negotiable
Lot Dim: **Lot Size:** 4445 SqFt
Front Length: 13.33M 43`9" **Lot Depth:** 43.73 M 143.48"
Legal Desc: 6498HA;5;21
Legal Pln: 6498HA **Blk:** 5 **Lot:** 21 **Condo:** No
Zoning: R-C2 **Tax Amt/Yr:** \$2,668.00/2023
Title to Lnd: Fee Simple **Loc Imp Amt:**
Disclosures: No Disclosure **Front Exp:** E
Restrict: None Known

Public Remarks: Open House Sunday September 24th from 2-4pm... Welcome to your dream home, located in the heart of Calgary's Rutland Park community. This is a property unlike any other and today, we're giving you an exclusive first look. As soon as you step inside, you'll notice that this home has been newly renovated from top to bottom. We're talking new finishes and millwork, a stunning kitchen, Stainless Steel appliances, bathrooms, and so much more... Imagine preparing your favorite meals in this beautiful kitchen. The layout is perfect for both intimate family dinners and entertaining guests. And when it's time to unwind, choose from one of the four inviting bedrooms. Need space for a home office, or maybe a guest room? The choice is yours! And with two modern bathrooms, mornings just got a whole lot easier. The fully finished basement offers endless possibilities, be it a man-cave, a workout room, or an additional living space. Oh, and let's not forget the single attached garage, providing convenience and storage solutions. This home sits on a huge lot, giving you plenty of room to garden, play, or simply soak up the Calgary sun. Location, location, location! Living here puts you just steps away from the vibrant Marda Loop, Mount Royal University, and top-rated schools. And for your healthcare needs, you're a mere 10-minute drive to Rockyview and Foothills Hospitals and only 7 minutes away from Downtown Calgary. Whether you're a first-time buyer, an investor, or looking to downsize, this home ticks all the boxes. This is more than just a house; it's a home where dreams come true. Don't miss out on the opportunity to make it yours. Inquire today because properties like this—especially in booming Calgary—are selling as quickly as they hit the market. Ready to take the next step? Contact us now to schedule your private viewing. This is one home you have to see to believe.

Directions:

Rooms & Measurements

	2P	3P	4P	5P	6P		Main:	93.65	Mtr2	1,008.00	SqFt
Baths:	0	1	1	0	0	Bed Abv: 2	Blw Grade:	61.41	Mtr2	661.00	SqFt
EnSt Bth:	0	0	0	0	0	Rms Abv: 7	Total AG:	93.65	Mtr2	1,008.00	SqFt

Garage Dims (L x W): 21`8" x 11`0"

Property Information

Basement: Finished, Full **Lndry Feat:** Laundry Room, Lower Level
Heating: Forced Air, Natural Gas **Cooling:** None
Construction: Brick **Fireplaces:** 1/Electric
Foundation: Poured Concrete **Flooring:** Ceramic Tile, Hardwood, Laminate
Exterior Feat: Private Yard **Fencing:** Fenced
Roof Type: Metal **Balcony:** See Remarks
Reports: RMS Supplements
Parking: Single Garage Attached **Total:** 2
Features: No Smoking Home
Comm Feature: Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Lot Features: Back Lane, Back Yard, Cul-De-Sac, Lawn, No Neighbours Behind, Landscaped, Level, Private
Goods Include: N/A
Appliances: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Other Equip: None
Goods Exclude: N/A

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	6`6" x 4`8"	Kitchen	Main	10`8" x 11`6"
Dining	Main	11`11" x 8`10"	Living	Main	11`4" x 19`11"
Frn/Util	BSMT	9`4" x 11`11"	Storage	BSMT	2`11" x 3`2"
Balcony	Main	23`2" x 5`6"	Primary Bed	Main	11`5" x 13`11"
Bedrm	Main	10`5" x 9`1"	Bedrm	BSMT	12`10" x 13`5"
Bedrm	BSMT	19`4" x 10`9"	4pc Bathroom	Main	9`11" x 5`5"
3pc Bathroom	BSMT	7`7" x 5`8"	Other	Main	1`11" x 1`7"

Agent & Office Information

List REALTOR®: [Mike Abou Daher](#) team@mikeaboudaher.com

Phone: [403-809-9386](tel:403-809-9386)

List Firm: [REAL BROKER](#) **Phone:** [855-623-6900](#)
Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7 **Firm Fax:**
Appt: ShowingTime
Showing Contact: Mike Abou Daher 403-809-9386 **List Date:** 09/22/2023
Comm: 3.5% on the first 100k, 1.5% on the balance **Expiry Dt:** 01/22/2024
LB Type/Info: See Remarks/Door Code "refer to ShowingTime Notes" **With Dt:**
Owner Name: Private **Ownership:** Private
Occupancy: Owner **Exclusion:** No **SRR:** No
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com

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