



Class: Attached
Type: Semi Detached
Style: Bungalow
Year Built: 2004
LINC #: 0030310619
Legal Plan: 0410290
Area: Calgary
Zone: Zone W
Community: Springbank Hill 065
Postal Code: t3h 5e2
Condo Type: Bare Land
Possession: 30/Negotiable 11/30/2019

Land Use: R-2
Title to Land: Fee Simple
Conform Rpt:
Restrictions: Pet Restrictions or Board approval Required, Restrictive Covenant-Building Design/Size, Utility Right Of Way
New Hm:
Tax Amt/Yr: \$2,465/2019
Local Imp Amt:
HOA: Yes/\$110/Annually
Condo Fee: 419/Monthly

Open house Sunday Jan 19 1:00-2:30pm !!! Are you looking for a low maintenance home, close to city transit and a wide array of shopping? You get it all with this end unit bungalow townhome, which features a walkout basement. The main floor incl. a large living room surrounded by windows and sides onto a prominent kitchen/eating area with maple cabinets and pantry. Access to a south facing balcony allows you to overlook the foothills. The 2 main floor bedrooms incl. a large master with walk thru closets into a full bath. The W/O basement has a flex room (bedroom/den or family room) beside a three pcs bath. along with lots of storage and sliding doors to a secluded patio. The large att. garage is insulated/drywalled and incl. shelving along the two side walls. Shopping is avail. at the strip mall across the st. and it is a short dist. to Westhills Shopping Center and Aspen Landing. A bus stop is located beside the complex and the c-train is a short distance away. Rooms & Measurements

Table with columns: Room Type, Dim/M, Dim/Ft, Level, Bedrooms A/T, Rms, Abv, F/H, Baths, 2P, 3P, 4P, 5P, 6P. Includes rows for Living Rm, KT Eating, Mstr Bed, Bedroom, Family Rm and summary rows for Baths, EnSt Bth, Level, Main, Upper, Above Grade, Lower, Below Grade, Total A.G.

Property Information

Basement: Full-Fully Finished
Suite: Suite - None
Construction: Wood Frame
Foundation: Concrete
Exterior: Stone, Vinyl
Roof Type: Cedar Shakes
Front Exp: North
Garage Dim: 20'6" x 19'8"
Parking: 4/Double Garage Attached
Features: Balcony, Ceiling 9 ft., No Animal Home, No Smoking Home, Patio, Programmable Thermostat
Site Influences: Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, View
Goods Included: Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Cover, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum System(s), Washer, Window Coverings-All
Goods Excluded: Humidifier and water softener are accepted as-is.
HOA: Yes/\$110/Annually
HOA Fee Incl: Amenities Associated With HOA/Condo

Condo Information

Condo Name: Z-name Not Listed
Mgmt Co/Phone: Connolly & Co./403-228-1557
Legal Desc: 0410290;6;UF 714
Legal Park Desc:
Legal Stor Desc:
Total Units:
Post Tension:
Condo Fee: \$419/Monthly
Fee Included: Exterior Maintenance, Insurance, Landscape and Snow Removal, Parking, Professional Management, Reserve Fund Contributions, Utilities for Common Area
Amenities:
Restrictions: Pet Restrictions or Board approval Required, Restrictive Covenant-Building Design/Size, Utility Right Of Way

Agent & Office Information

List Firm: HOUSTON REALTY.ca
Ownership: Private
Exclusion/SRR: No/No
List Date: 10/15/2019

Printed: 01/17/2020

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