



**Mark D. Evernden**  
 ENGEL & VOLKERS CALGARY  
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 Cell: 403-829-3776  
 140 - 215, 9 AVENUE SW

714 LANSDOWNE AV SW

C4143495 Active

LP: \$2,298,000



<b>Class:</b>	Detached	<b>Area:</b>	DOM: 2 Calgary
<b>Type:</b>	Detached	<b>Zone:</b>	Zone CC
<b>Style:</b>	2 & Half St	<b>Community:</b>	Elbow Park
<b>Year Built:</b>	1984	<b>Postal Code:</b>	T2S 1A1
<b>LINC:</b>	0018949891	<b>Condo Type:</b>	Not a Condo
<b>Legal Plan:</b>	6153AC Blk: 3 Lot: 8, 9	<b>Possession:</b>	01/15/2018 NEG
<b>Land Use Code</b>	R-C1	<b>Taxes:</b>	\$16382/2017
<b>Title to Land:</b>	Fee Simple	<b>Local Imp Amt:</b>	0
<b>Conform Rpt:</b>		<b>HOA:</b>	
<b>Restrictions:</b>	None Known	<b>Condo Fee:</b>	

Welcome to the unique, inner-city community of Riverdale, featuring this immaculate executive home which boasts over 5,970 sqft of total living quarters, & hosts 6 bdrms & 7 bthrms. As you enter the grand foyer, you will immediately notice the character of this home showing a particularly remarkable main-floor layout, lined with gorgeous hardwood floors & exceedingly high ceilings with skylights built in. Flowing through the main level, you will come to the stunning kitchen built for entertaining, which will impress with granite countertops, ample cabinetry space, high-end appliances, & a window-lined breakfast nook perfect for Sunday morning brunch with family & friends. Across the hall from the kitchen, you will find the comfortable entertainment room, with direct access to the backyard patio, making this the perfect weekend retreat.

<b>Bedroom</b>	16'11" x 13'9"	L	<b>Bedroom</b>	16'3" x 11'3"	L	<b>Bedrooms:</b>	Above: 4 /Ttl:6	<b>Baths:</b>	Full: 5 Half: 2
<b>Rec Rm</b>	14'4" x 10'8"	L	<b>Storage</b>	13'10" x 11'10"	L		<b>2Pc</b> <b>3Pc</b> <b>4Pc</b> <b>5Pc</b> <b>6Pc</b>		
<b>Family Rm</b>	19'4" x 18'5"	L	<b>2nd FR</b>	20'11" x 13'3"	M	<b>Bathrooms:</b>	2	0	1
<b>Den</b>	12'10" x 11'0"	M	<b>Living Rm</b>	20'9" x 15'2"	M	<b>Ensuite:</b>	0	0	3
<b>Dining Rm</b>	13'11" x 11'1"	M	<b>Bkfst Nook</b>	11'2" x 9'9"	M	<b>Level</b>	<b>SqMtr</b>	<b>SqFt</b>	
<b>Bedroom</b>	13'4" x 13'0"	U	<b>Bedroom</b>	13'10" x 13'9"	U	<b>Main:</b>	216.6	2332.00	
<b>Mstr Bed</b>	16'6" x 14'4"	U	<b>Family Rm</b>	20'11" x 13'3"	M	<b>Upper:</b>	173.4	1867.00	
<b>Kitchen</b>	14'0" x 12'4"	M	<b>Bedroom</b>	16'5" x 12'8"	U	<b>AbGd:</b>	390.2	4200.00	
<b>Loft</b>	13'9" x 18'2"	U				<b>Lowr:</b>	165.2	1778.00	
						<b>Total A.G.:</b>	390.2	4200.00	

<b>Basement:</b>	Full/Fully Finished	<b>Heating:</b>	Forced Air-1, Forced Air-2,	<b>Fuel:</b>	Natural Gas
<b>Suite:</b>	Suite - None	<b>Fin FP/Rgh-In:</b>		<b>FP Fuel:</b>	Gas Only
<b>Construction:</b>	Wood Frame	<b>Lot Shape:</b>	Rectangular		
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>	645		
<b>Exterior:</b>	Cedar, Wood, Wood Shingle	<b>Frntg x Depth:</b>	36x18		
<b>Roof Type:</b>	Wood Shingles	<b>Flooring:</b>	Carpet, Hardwood, Non-Ceramic Tile		
<b>Front Exp:</b>	West				
<b>Parking:</b>	Encl: 1 Total: 2 Double Garage Attache	<b>Garage Dim:</b>			
<b>Features:</b>	Barbecue-Built-In, Ceiling 9 ft., Ceiling 10 ft., Deck, No Smoking Home, Patio, Skylight, Vaulted Ceiling, Windows - Wood				
<b>Goods Included:</b>	Alarm/Security System, Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Window Coverings-All				
<b>Goods Excluded:</b>					
<b>HOA Fee Incl:</b>					

Listed By: ENGEL & VOLKERS CALGARY

List Date: October 29, 2017



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New Listing

October 29, 2017

Status

A

