

Listing Client Full No Remarks

2905 Carleton Street SW Calgary, AB T2T 3L1

Residential
Active A2285018



DOM: 79 **LP:** \$5,750,000.00
OP: \$5,750,000.00

PD:

Class: Detached	City: Calgary	Subdivision: Upper Mount Royal
County: Calgary	Ttl Beds: 6	F/H Bth: 6/1
Type: House	RMS SQFT: 4,856.00	LP/SF: \$1184.10
Levels: Two	Suite: No	# Legal Suite: 0
Year Built: 2004	Lot Size: 0.30 Ac	
LINC#: <u>0018752832</u>	Lot Depth: 59.13 M 194.01'	
Arch Style: 2 Storey		
# Illegal Suite: 0		
Possession: Negotiable		
Lot Dim:		
Front Length: 21.32M 69`11"		
Legal Desc: 7080AJ;70;9		
Legal Pln: 7080AJ Blk: 70	Lot: 9	Condo: No
Zoning: R-CG	Tax Amt/Yr: \$23,423.00/2025	
Title to Lnd: Fee Simple	Loc Imp Amt:	
Disclosures: No Disclosure	Front Exp: E	
Restrict: None Known		

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P						
Baths:	0	1	1	0	1	0	Bed Abv: 5	Main: 231.51	Mtr2	2,492.00	SqFt	
EnSt Bth:	0	0	1	2	1	0	Rms Abv: 13	Upper: 219.62	Mtr2	2,364.00	SqFt	
Garage Dims (L x W):	26`11" x 23`7"							Blw Grade: 213.86	Mtr2	2,302.00	SqFt	
								Total AG: 451.13	Mtr2	4,856.00	SqFt	

Property Information

<p>Basement: Full</p> <p>Basement Dev: Finished</p> <p>Heating: Forced Air</p> <p>Construction: Stone, Stucco</p> <p>Foundation: Poured Concrete</p> <p>Exterior Feat: Private Yard</p> <p>Roof Type: Cedar Shake</p> <p>Reports: RMS Supplements</p> <p>Parking: Double Garage Attached Total: 4</p> <p>Features: Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Soaking Tub</p> <p>Comm Feature: Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)</p> <p>Lot Features: Irregular Lot, Landscaped, Private, Underground Sprinklers</p> <p>Goods Include: Alarm, Dishwasherx2, Microwave</p> <p>Appliances: Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Warming Drawer, Washer/Dryer, Water Softener, Window Coverings</p> <p>Other Equip: Central Vacuum/Attachments, Garage Door Opener</p> <p>Goods Exclude: N/A</p>	<p>Laundry Ft: Main Level</p> <p>Basement Ft: None</p> <p>Cooling: Central Air</p> <p>Fireplaces: 2/Double Sided, Gas</p> <p>Flooring: Carpet, Hardwood, Tile</p> <p>Fencing: Fenced</p> <p>Patio/Porch: Patio, Pergola</p>
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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

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