

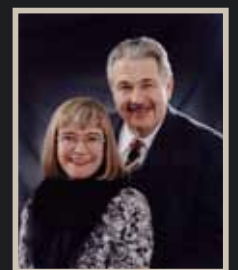
220 – 7th Avenue N.E.



Perfect Urban Living. Architecturally redesigned and fully renovated five level split on a 50' lot on a tree shaded street in Crescent Heights. Inner city convenience – walk to every amenity.



*Ellyn Mendham &
Tom Westcott*
realtors®



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The open plan main level offers a comfortable living room and gourmet kitchen with adjoining dining area. Big new windows let the sunlight in.



The back deck easily seats 12 and has a gas hook-up for your barbecue.



220 – 7th Avenue N.E.



The master suite has a luxurious 5 piece ensuite with heated floors, huge soaker tub, on demand hot water supply, separate shower stall. See the city lights from the balcony in the winter.



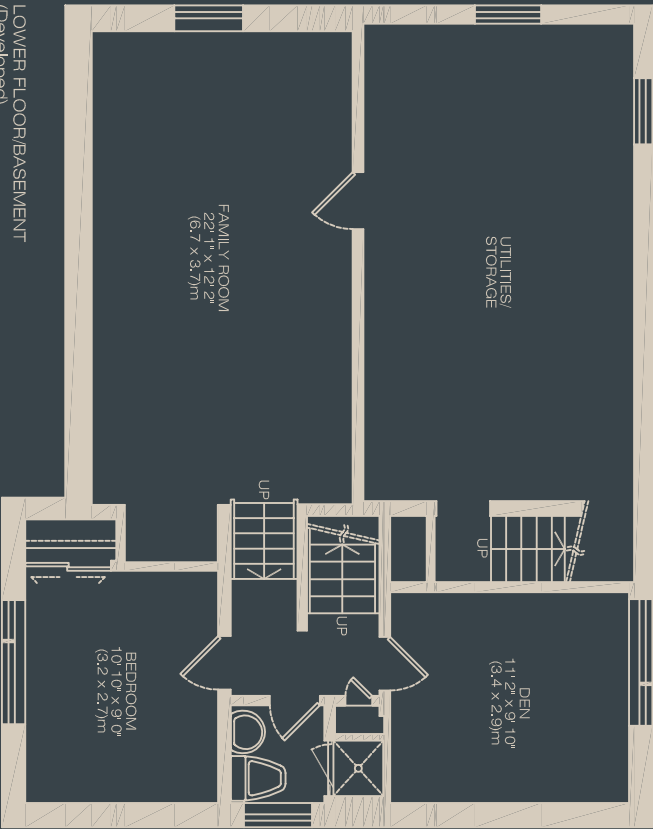
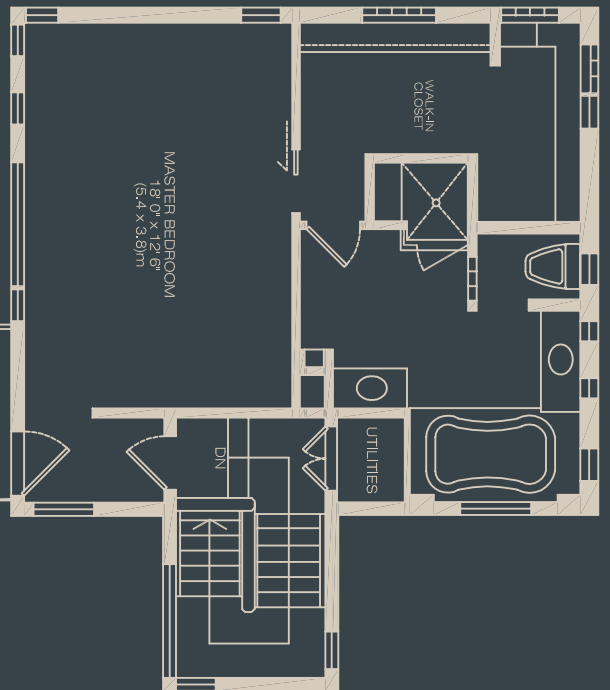
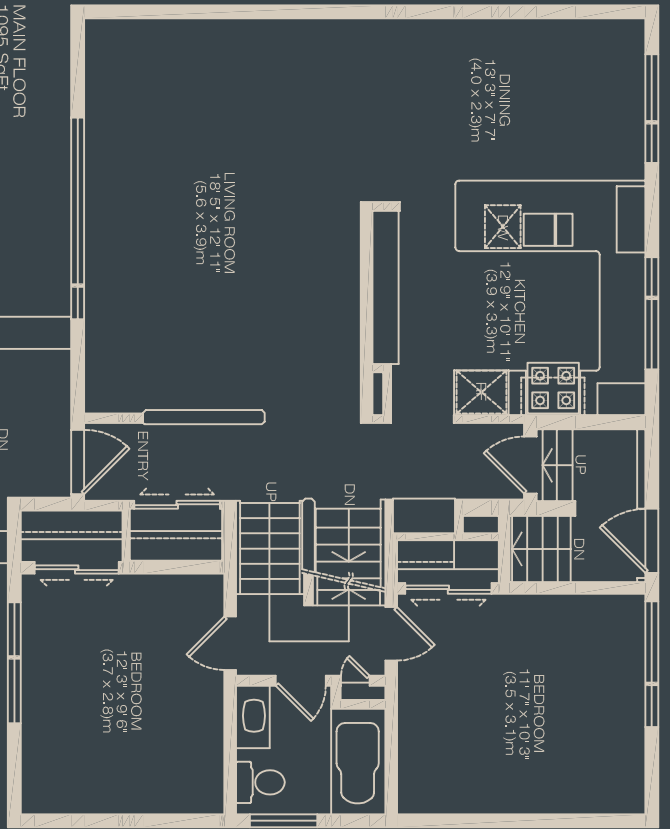
Rotary Park is only five minutes away. Enjoy the playground or lawn bowling.



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PREPARED FOR
ELLYN MENDHAM &
TOM WESTCOTT
(RE/MAX PROFESSIONALS)

TOTAL FLOOR AREA
(M/F + U/F)
1810 SqFt
168.1 m²

2207 Ave.
N.E. Calgary

LOWER FLOOR/BASEMENT
(Developed)
591 SqFt
54.9 m²

MR. MAXWELL FLOOR PLANS LTD.
403.403.2231
DIMENSIONS ARE ASSUMED TO BE ACCURATE TO THE
NEAREST TENTH OF AN INCH.
ALTHOUGH BELIEVED TO BE ACCURATE, NO WARRANTY
IS MADE FOR THESE DIMENSIONS. DIMENSIONS SHOULD
BE USED FOR LOCAL PURPOSES. PLANS NOT TO SCALE.

JOAN SCOTT
0706/11

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|--------------------|---|-----------|---------------------|------------------------|-----------------------------|
| <i>Address</i> | 220 7th Avenue NE, Calgary | | | <i>Price</i> | \$ 849,900 |
| <i>District</i> | Crescent Heights A 404 | | | <i>Mortgage</i> | T.A.C.T. |
| <i>Salesperson</i> | Ellyn Mendham & Tom Westcott | | | | |
| <i>Phone</i> | 403 259 4141 | | | | |
| Lot | 50' x 120' | Ext Fin | Stucco & Stone | <i>RPR / Year</i> | Call Lister |
| Landscap | Yes | Heating | 2 F-A | <i>Compliance / Yr</i> | Call Lister |
| Fenced | Yes | Flooring | Carpet, Hrdwd, Tile | <i>Zoning</i> | R -C1 |
| Style | Split Level | Home Size | 1810 sf (168.1m2) | <i>Taxes 2011</i> | \$3,874 |
| Age | 1956 - Renovated 2002 | | | <i>L. I. Levy</i> | None Noted |
| Living Rm | 18'5" x 12'11" | Family Rm | 22'1" x 12'2" | <i>Rooms</i> | 8 / 4 |
| Dining Rm | 13'3" x 7'7" | Den | 11'2" x 9'10" | <i>Possession</i> | 45 Days / Negotiable |
| Kitchen | 12'9" x 10'11" | Laundry | Down | | |

Bathrooms 2.5 - Main - 4 pce, Ensuite - 5 pce, Other - 3pce

Bedrooms 4 - Master (18' x 12'6"), 2nd (11'7" x 10'3"), 3rd (12'3" x 9'6"), 4th(10'10" x 9')

Basement Full Basement - Partially Developed

Garage Double Detached

Included Maytag Washer & Dryer, Miele Dishwasher, Sub-Zero Refrigerator, Danby Microwave, All Window Coverings, Metal & Glass Bookshelf in Pool Room, 2 Ceiling Fans, Garage Door Opener & 2 Controls, Central Vacuum & Attachments, Shed, Rain Barrel, 3 Composters.

Excluded Thermador Stove, 2 Freezers, Bar Fridge, Free Standing Towel Rack

Remarks ARCHITECTURALLY REDESIGNED AND FULLY RENOVATED (in 2002) five level split on one of the best streets in Crescent Heights. Eighty year old trees form a canopy above the homes. FABULOUS CURB APPEAL. Lushly landscaped 50' LOT, fenced level backyard with double rear garage. Inside you'll find a wonderful blend of features including original 50's hardwood, sculptured ceiling, fir construction and new features including a GOURMET KITCHEN re-designed in 2009 with Neff cabinetry, SubZero and Miele appliances, Corian countertops. The home offers a total of five bedrooms with a king-size master suite at the top with balcony, walk-in closet, and luxurious spa-like ensuite. The basement is also finished with a rec room suitable for a pool table (or great kids play area or home theatre room). Wonderful location within walking distance of downtown, Rotary Park, dozens of restaurants and coffee shops.

Owner D. Ryder & K. Irvine

Appointments Lister

Leni CBS

Listed by: **RE/MAX Realty Professionals**

Deposits to Listing Company - Listing company to do Conveyancing

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.



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