

Agents:

# REAL PHANEUF

Status: Active  
Occupancy: Seller  
Type: MLS  
Lock Box: Leni  
Aptmnt: Realtor

**Royal LePage Foothills**

**Bus: 249-4322**

[www.calgaryconnection.com](http://www.calgaryconnection.com)

E-mail: [rphaneuf@rfoothills.com](mailto:rphaneuf@rfoothills.com)

Rooms: 5  
Bedrooms: 2  
Bathrooms: 1  
Taxes: (08) \$1662  
Possession: 90 Days or Neg.

Address:

**912 – 11 Avenue S.E.**

District: Ramsay  
Number: D202  
Plan 704W Lot E

Home Size: 788 sq. ft.  
73.2 sq. m.

Age: 1914  
Lot: R-C2  
Style: Bungalow

Floor Finish: Laminate, Lino  
Heat: Forced Air  
Landscaped: Yes  
Fenced: Yes  
Parking: Street  
Ext. Finish: Vinyl

Price: \$ 309,900  
Dwnpmt: 309,900  
Mortgage:  
Interest:  
Matures:  
L.I.:

Living Room: (M) 10'9" x 12'9"  
Dining Room: (M) 10'9" x 8'6"  
Kitchen: (M) 11'3" x 9'3"  
Master Bedroom: (M) 12'6" x 7'9"

2<sup>nd</sup> Bedroom: (M) 9'6" x 7'9"  
Utility Room: (M) 5'7" x 9'  
Bathrooms: (M) 4 piece  
Office: (L) 9'6" x 7'9"

Included in Price: Fridge, Stove, Dishwasher, Hood Fan, All Window Coverings, Kitchen Faucet Filter System

**Highlights & Special Features:** *If location is what you are looking for then this home is the one for you. Located in the of the desirable and well-established inner city neighbourhood of Ramsay this home is a short distance from the walking and biking paths bordering the Bow River, a block from Stampede Park...and minutes to the core. The frontage of this home measures 9.1 meters, wider than many lots found in Ramsay. As well, we are corner to an alley, creating greater privacy from your neighbours, and the opportunity to build more formal parking. A host of quality features including; nine-foot ceilings, the newer flooring throughout the entire main floor, the living room and dining room combination, and a newer kitchen and bathroom. The exterior of the home has nice curb appeal and is surrounded by a newly constructed fence, shed, and a south-facing verandah. Please feel free to contact Real Phaneuf at 685-2413 or visit my website at [www.calgaryconnection.com](http://www.calgaryconnection.com).*