



THE
A-TEAM

**RE/MAX
FIRST**

1104 SIFTON Boulevard, Calgary T2T 2L1

MLS®#: **A2103641**

Area: **Elbow Park**

Listing Date: **01/25/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 21-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1946**

Lot Information

Lot Sz Ar: **6,781 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **866**
Low Sqft:
Ttl Sqft: **866**

DOM

115
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Landscaped,Views**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Aluminum Siding**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator**
Int Feat: **Laminate Counters,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Basement	0`0" x 0`0"
Living Room	Main	17`11" x 13`0"
Kitchen	Main	9`3" x 8`10"
Bedroom	Main	11`7" x 9`2"
Bedroom	Basement	11`0" x 9`10"

Room	Level	Dimensions
4pc Bathroom	Main	
Dining Room	Main	7`10" x 6`2"
Bedroom - Primary	Main	12`0" x 11`7"
Family Room	Basement	17`1" x 14`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5584R

Zoning:
R-C1

Remarks

Pub Rmks: **A great location across the street from Elbow River on a very private treed lot. This is a two bedroom bungalow with lots of character, a wood burning fireplace in the living room. A 4pce bathroom dining room / kitchen and a large sun room completes the main level. The fully finished basement has a family room / 3pce bathroom and an extra bedroom. There is a paved front driveway leading to a single garage. This is an ideal property for future development. Build your dream home. The owner has a full Site Survey.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





