



THE
A-TEAM

**RE/MAX
FIRST**

2003 62 Avenue, Calgary T2C 0C2

MLS® #: **A2113594**

Area: **Ogden**

Listing Date: **03/14/24**

List Price: **\$679,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 14-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1955**

Lot Information

Lot Sz Ar: **4,693 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,335**
Low Sqft:
Ttl Sqft: **1,335**

DOM

66

Layout

Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space, City Lot, Corner Lot, No Neighbours Behind, Landscaped**
Park Feat: **Gravel Driveway, Off Street, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central, Natural Gas**
Sewer:
Ext Feat: **Playground, Private Entrance, Private Yard**

Construction: **Stucco, Vinyl Siding**
Flooring: **Laminate, Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	12`11" x 12`6"
5pc Ensuite bath	Main	6`11" x 10`9"
Bedroom	Main	11`10" x 10`6"
Bedroom	Basement	10`1" x 14`2"
Kitchen	Basement	9`9" x 7`11"
Bedroom	Basement	10`7" x 9`3"
Family Room	Basement	17`10" x 14`3"

Room	Level	Dimensions
4pc Bathroom	Main	9`7" x 9`2"
Bedroom - Primary	Main	14`6" x 10`9"
Living Room	Main	18`5" x 12`6"
Laundry	Basement	2`1" x 7`8"
4pc Bathroom	Basement	5`7" x 9`3"
Bedroom	Basement	11`6" x 9`3"

Title:
Fee Simple

Zoning:
R-C2

Legal Desc: **4908GK**

Remarks

Pub Rmks: **Beautiful Bi-level house over 1300 Sqft .Corner house in the Ogden right at the corner of Millican Road . Open concept, Fully Renovated house main floor offers 3 bedroom . Master bedroom has 5 pieces En-suite and another 2 good size bedrooms. Basement has 3 bedroom and washroom . Basement has its own laundry and separate entrance. Main floor and the basement has separate utilities meters. Legal up and down. Call your favorite Realtor to schedule the private viewing. 24 hrs. Notice required**

Inclusions:
Property Listed By: **n/a
MaxWell Central**

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











