



THE
A-TEAM

**RE/MAX
FIRST**

2608 38 Street, Calgary T3E3E8

MLS® #: **A2115059**

Area: **Glendale**

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

List Price: **\$820,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1954**

Finished Floor Area

Abv Sqft: **1,202**

Low Sqft:

Ttl Sqft: **1,202**

Lot Information

Lot Sz Ar: **5,145 sqft**

Lot Shape:

DOM

66

Layout

Beds: **4 (3 1)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot**

Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Covered Courtyard,Garden,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,ENERGY STAR Qualified Refrigerator,Garage Control(s),Microwave Hood Fan,Washer**
Int Feat: **Jetted Tub,Kitchen Island,Laminate Counters,Sump Pump(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	9`1" x 7`0"
Bedroom	Main	9`6" x 12`6"
Kitchen	Main	14`11" x 11`0"
Bedroom - Primary	Main	10`8" x 12`7"
Bedroom	Basement	11`11" x 8`6"
Furnace/Utility Room	Basement	9`11" x 17`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	9`6" x 9`5"
Dining Room	Main	11`0" x 9`3"
Living Room	Main	13`6" x 20`9"
4pc Bathroom	Basement	9`2" x 12`0"
Game Room	Basement	24`4" x 35`2"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc:

8223GO

Zoning: **R-C2**

Remarks

Pub Rmks:

Rc-2 zoned Exceptional Bungalow in the prime neighborhood of Glendale. Rare R-C2 opportunity for future development. Location, location, location!! Close to all amenities! 5 min walk to c-train, Walmart, Safeway, schools, parks and 17 ave with all the restaurants and shops. 10 min drive to Downtown, Mount Royal University, Golf Courses or Westhills with Superstore, theatre, retail shopping, restaurants and much more. Quick and easy access to ring road and highway 1 to the mountains. Well maintained and freshly painted throughout the house. The kitchen has been upgraded with Cherry wood cabinets, Stainless Steel refrigerator, stove, dishwasher and heated tile flooring in the kitchen. Single car oversized attached garage and additional 3 cars can be parked in the driveway. The back yard is equipped with a covered deck and BBQ gas hookup. Front loaded Kenmore brand washer & dryer. Rec room in the basement comes with Pool table and dart board. House is equipped with 2 separate furnaces for the basement and main floor for additional comfort. Main living room has gas fireplace which make this house a perfect home for a family. This property ALSO has an asphalt driveway at front of home for more parking . A great character home . Shows 10 out of 10

Inclusions:

Property Listed By:

CIR Realty

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





