



THE
A-TEAM

**RE/MAX
FIRST**

433 7A Street, Calgary T2E 4E9

MLS®#: **A2117551**

Area: **Bridgeland/Riverside**

Listing Date: **03/27/24**

List Price: **\$809,000**

Status: **Active**

County: **Calgary**

Change: **-\$31k, 08-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1948**

Lot Information

Lot Sz Ar: **3,735 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **927**
Low Sqft:
Ttl Sqft: **927**

DOM

53

Layout

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

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

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

Construction: **Stucco,Wood Frame**
Flooring: **Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Laminate Counters,See Remarks,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`5" x 4`9"	Living Room	Main	11`11" x 19`11"
Kitchen With Eating Area	Main	12`7" x 12`9"	Pantry	Main	3`1" x 1`9"
Bedroom - Primary	Main	10`11" x 10`6"	4pc Bathroom	Main	7`10" x 5`10"
Laundry	Main	6`6" x 7`8"	Bedroom	Main	11`7" x 11`3"
Laundry	Basement	5`8" x 8`8"	3pc Bathroom	Basement	5`9" x 10`4"
Bedroom	Basement	11`3" x 10`5"	Kitchen	Basement	11`5" x 12`8"
Family Room	Basement	11`5" x 19`6"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

4647V

Remarks

Pub Rmks:

Location, location, location!! Close to all amenities of 1st Ave in Bridgeland. All sorts of shops, banks, restaurants, and more. Walking distance to C train, parks, schools. This incredible home has been completely renovated and upgraded. This little piece of heaven is situated on a corner lot, on one of the most wanted tree lined streets in Bridgeland. The character of this older home has been maintained along with the combination of upgrades making it feel like a new home. Main level features two bedrooms with the original hardwood floors in the bedrooms and living room area. Newer vinyl plank flooring in the hallway and kitchen area . There is a ton of natural light all day with the large front windows and the west facing back deck. Walk into a large living room area that gives plenty of space for all your furniture. Perfect for entertaining! The front windows look out onto the tree lined street. Spacious kitchen has all newer white cabinets, newer countertops, and some newer appliances. Two windows in the kitchen give a lot of natural light. There is a door from the kitchen to a large mud room/ laundry room area, exiting to a huge private back deck. The fence and decks are STUNNING and are a show stopper as you turn into the street. Main level also features two bedrooms with ample closet space. The 4 pce bath up has been re-done into a mixture of old and modern style Downstairs illegal suite has a separate entrance and is extremely well done with newer vinyl plank flooring and an open concept from the kitchen to the living room area. The kitchen has new cabinets and a some newer appliances. As well the kitchen features an L shaped island for extra counter space. Large master bedroom with cheater door and a 3 pce bathroom including a custom stand alone shower. Extra storage under the stairs, separate laundry, large mud room area when you walk in . Back yard is completely private with lots of yard space. Single car garage fully insulated and drywalled with a new metal roof and electric garage door opener. The home has all new plumbing with permits along with new electrical that is permitted. Exterior of the home and garage has been repainted along with new poured concrete steps in front. Newer furnace of 2019 for the upstairs with its own thermostat and new HRV central with electronic space heater and its own thermostat. Newer John Wood commercial hot water tank installed in 2019. Upstairs bedroom and kitchen windows have been replaced. Insulation in the attic has been removed and R 40 blown in. The insulation between the upper and lower floor has commercial grade insulation for sound and for heat preservation. The dishwashers and the stoves are newer but the fridges have been refurbished . This home is a great investment and is a must to see!

Inclusions:
Property Listed By:

**In the basement: refrigerator, stove electric, hood fan, dishwasher, stacked washer/dryer
Diamond Realty & Associates LTD.**

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











