



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1208 39 Avenue, Calgary T2T 2K5**

MLS® #: **A2120541**

Area: **Elbow Park**

Listing Date: **04/06/24**

List Price: **\$1,950,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1951**  
Lot Information  
Lot Sz Ar: **9,364 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,648**  
Low Sqft:  
Ttl Sqft: **1,648**

DOM

**43**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **6**  
Garage Sz: **4**

Access:

Lot Feat: **Back Yard,City Lot,Landscaped,Street Lighting,Rectangular Lot,See Remarks,Sloped Up,Views**  
Park Feat: **Additional Parking,Driveway,Front Drive,Garage Faces Front,Oversized,Quad or More Attached,See Remarks,Tandem**

Utilities and Features

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

Construction:  
**Stucco**  
Flooring:  
**Carpet,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete,See Remarks**

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

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>19`9" x 5`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 11`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`4" x 12`1"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`6" x 6`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`8" x 10`5"</b>
<b>Foyer</b>	<b>Lower</b>	<b>12`8" x 10`8"</b>
<b>Other</b>	<b>Lower</b>	<b>14`4" x 11`8"</b>

Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>14`5" x 13`5"</b>
<b>Family Room</b>	<b>Main</b>	<b>28`3" x 11`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 11`4"</b>
<b>Balcony</b>	<b>Main</b>	<b>28`4" x 5`6"</b>
<b>3pc Ensuite bath</b>	<b>Lower</b>	<b>7`11" x 5`6"</b>
<b>Storage</b>	<b>Lower</b>	<b>11`3" x 11`0"</b>

Legal/Tax/Financial

Title:

Zoning:



**Fee Simple**

Legal Desc:

**5584R**

**R-C1**

Remarks

Pub Rmks:

**Build your dream home on this south facing 75'x125' view lot located on prestigious 39 Ave in Elbow Park. With views of the Elbow River Valley and Britannia, this would be the perfect location to build a new modern multi-level home. Sitting high on 39 Avenue, the design possibilities are endless. You are in easy walking distance to River Park, the Elbow River Path system and your Elementary aged children are just up the hill from the historic Elbow Park School, renovated in 2017. You are very close to the off leash dog park and Sandy Beach, the Glencoe Club, Marda Loop, Elbow Park Tennis Club, public transit and the trendy Mission shopping and restaurant district. Downtown Calgary is a short 10 minute commute. Western Canada High School with its International Baccalaureate Program is the designated High School. The existing 1648 sq ft character bungalow has a 4 car tandem under drive garage and would provide excellent holding possibilities until your building permits are in place. A short one block, 39 Ave is a wonderful mixture of new and old Calgary architecture. View lots of this calibre rarely come up for sale.**

Inclusions:

**N/A**

Property Listed By:

**Calgary West Realty**

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















