



THE
A-TEAM

**RE/MAX
FIRST**

11013 5 Street, Calgary T2W 1W5

MLS® #: **A2121377**

Area: **Southwood**

Listing Date: **04/12/24**

List Price: **\$385,000**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 16-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

505

Year Built:

1973

Low Sqft:

Ttl Sqft:

505

Lot Information

Lot Sz Ar:

3,056 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Few Trees,Rectangular Lot
Parking Pad**

DOM

37

Layout

Beds:

2 (2)

Baths:

1.0 (1 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Concrete,Wood Frame,Wood Siding

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer

Int Feat:

Ceiling Fan(s),High Ceilings,Open Floorplan

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living/Dining Room Combination	Main	10`10" x 30`2"	Kitchen	Main	8`9" x 5`10"
4pc Bathroom	Main	8`4" x 4`11"	Entrance	Main	6`6" x 3`9"
Bedroom - Primary	Lower	9`7" x 12`9"	Bedroom	Lower	10`4" x 9`0"
Laundry	Lower	6`6" x 5`0"	Furnace/Utility Room	Lower	6`6" x 6`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG d44

1387LK

Remarks

Pub Rmks:

****Back to market** *PROPERTY IS VACANT* Attention investors and first time home buyers Welcome Home! Beautiful Half Duplex with a large backyard and deck in Southwood. NO CONDO FEES! This is your chance to own this amazing half duplex that combines modern comfort with convenient features. Located in a friendly neighbourhood of Southwood just a few minutes from Southland and Anderson C-train station, this home offers the perfect blend of style, space, functionality and NO CONDO FEES. With 2 bedrooms and 1 bathroom this half duplex was recently updated with new paint and provides comfortable living spaces for everyone in the family. The main level counts with an open floor living and dining area that flows to the Kitchen. You'll love the cozy atmosphere and ample storage space. Step outside to your private backyard, where you can relax, gardening or host BBQs with friends and family. This duplex is conveniently located close to schools, parks, shopping centres, and transportation options, making it an ideal choice for families or commuters. Don't miss out on the opportunity to make this beautifully renovated half duplex your new home. Schedule a showing today and experience the comfort and convenience it has to offer!**

Inclusions:
Property Listed By:

None
RE/MAX Real Estate (Central)

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







