



THE
A-TEAM

**RE/MAX
FIRST**

3507 1 Street, Calgary T2E 3C8

MLS® #: **A2122488**

Area: **Highland Park**

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

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,725 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **822**
Low Sqft:
Ttl Sqft: **822**

DOM

37
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Off Street,Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`8" x 10`9"
Dining Room	Main	11`8" x 5`2"
Bedroom	Main	11`4" x 10`9"
Bedroom	Basement	10`0" x 9`0"

Room	Level	Dimensions
Kitchen	Main	11`3" x 11`1"
Bedroom - Primary	Main	10`11" x 10`6"
4pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Basement	

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R-C2

36745

Remarks

Pub Rmks: **Amazing Opportunity and Rare Find! This Terrific Inner-City Bungalow located in Highland Park sits on a good-sized 50-foot lot, with the potential to Redevelop as a Duplex in the future if Desired! Excellent Value for a good-sized lot under \$600,000! This well-maintained property is clean and bright. The main floor features large bright windows with a generous Living Room and Dining area near the Kitchen. The updated Spacious Kitchen includes an Eating Bar, updated ample storage and countertop space, two good-sized bedrooms, and a 4pc bathroom. A perfect setup to live downstairs. The legal basement suite features large bright windows with separate entrances, a generous open living area, a kitchen, one bedroom, one full washroom, and a shared laundry, perfect for living upstairs and renting out the Basement for Extra Income. The Landscaped Backyard has a Wonderful Deck and Firepit, Private outdoor space with mature trees, and a west-facing backyard - Perfect for Entertaining your Family and Friends! This property also includes a Single Detached Garage with additional Storage. the home also features a newer furnace, hot water tank, and newer roofing (2021). Convenient Location: Minutes to downtown, 1 minute to Bus 03/ Bus 301(BRT) and Tim Hortons on Centre Street. Convenient access to Deerfoot trail, Airport, SAIT, University of Calgary, and many more amenities. Also, preschool, elementary school, and high school are nearby. Property is EASY TO SHOW on the WEEKEND. Do not Miss this Rare Opportunity to Own in the Inner City for under \$600K!**

Inclusions: **Stove in Basement, Refrigerator in Basement**

Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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







