



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**432 15 Avenue, Calgary T2E 1H4**

MLS®#: **A2124313**

Area: **Renfrew**

Listing Date: **04/25/24**

List Price: **\$449,900**

Status: **Pending**

County: **Calgary**

Change: **+\$900, 25-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1908**  
Lot Information  
Lot Sz Ar: **2,992 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **718**  
Low Sqft:  
Ttl Sqft: **718**

DOM

**24**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Interior Lot,Level,Street Lighting,Rectangular Lot**  
Park Feat: **Alley Access,Garage Door Opener,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Shingle Siding,Wood Frame,Wood Siding**  
Flooring: **Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer**  
Int Feat: **Wood Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 9`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 9`7"</b>
<b>Porch - Enclosed</b>	<b>Main</b>	<b>8`3" x 4`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`6" x 8`2"</b>
<b>Other</b>	<b>Basement</b>	<b>14`2" x 9`3"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 9`7"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7`2" x 5`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 8`2"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**791P**

Zoning:  
**M-C2**

Remarks

Pub Rmks: **The possibilities are endless with this Inner-City Bungalow. The main floor, which has high ceilings, consists of 2 bedrooms, a large living room and dining room, a 4-piece bath, and a good-sized kitchen. The backyard features a large deck and a detached single garage. This well-located property is close to Downtown, Shopping, Parks, Schools, and major routes leading out of town.**

Inclusions: **There is a security camera and LED floodlights at the front. The workbench and a shelving unit in the Garage. A standing wardrobe and set of cabinets in the basement.**

Property Listed By: **RE/MAX Realty Professionals**

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





