



THE
A-TEAM

**RE/MAX
FIRST**

2505 62 Street, Calgary T1Y 2M1

MLS®#: **A2125109**

Area: **Pineridge**

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

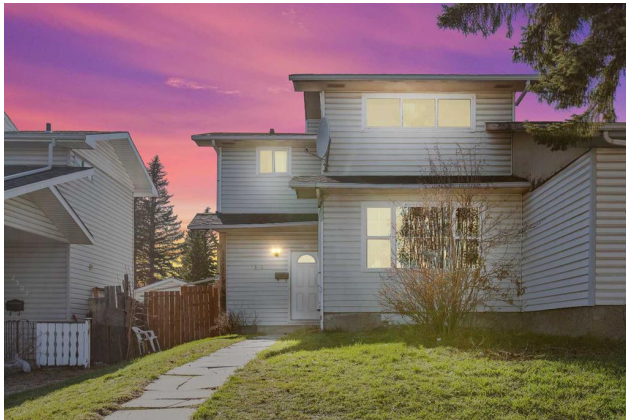
List Price: **\$484,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

1975

Lot Information

Lot Sz Ar:

3,853 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

1,237

Low Sqft:

Ttl Sqft:

1,237

DOM

25

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Back Lane,Rectangular Lot

Additional Parking,Carport,Covered,On Street,Oversized,Single Garage Detached

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**

Int Feat:

Laminate Counters,Recessed Lighting,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`3" x 15`3"
Dining Room	Main	11`10" x 9`0"
4pc Bathroom	Upper	9`0" x 5`1"
Bedroom	Upper	10`8" x 9`0"
3pc Bathroom	Basement	7`9" x 5`1"
Game Room	Basement	13`10" x 8`3"

Room	Level	Dimensions
Kitchen	Main	11`5" x 9`1"
2pc Bathroom	Main	4`6" x 5`11"
Bedroom	Upper	12`5" x 9`11"
Bedroom - Primary	Upper	13`3" x 13`0"
Bedroom	Basement	11`11" x 12`7"
Furnace/Utility Room	Basement	7`10" x 8`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7510080

Zoning:
R-C2

Remarks

Pub Rmks:

***OPEN HOUSE: MAY 18 2024 SATURDAY 12PM -2PM & MAY 19 2024 SUNDAY 12PM -2PM *This charming property offers the perfect blend of comfort and convenience being just steps away from schools for all ages. With 4 bedrooms and 2.5 baths, there's plenty of space for the whole family to thrive. With many updates such as WINDOWS ~2014, FURNACE/WATER TANK ~2021, ROOF ~2020, FLOORING 2024, BASEMENT FINISHED 2023 you can enjoy the piece of mind of home ownership. Step inside and be greeted by a spacious living room, perfect for hosting gatherings or simply unwinding after a long day. The well-maintained kitchen , boasting ample counter space and appliances, making meal preparation a breeze connected to the dining room for all your family meals. Upstairs, you'll find 3 generous bedrooms, each providing a sanctuary for peaceful evenings.. Need extra space? The finished basement provides an additional bedroom and living space, ideal for guests or a home office complete with a full bathroom Step outside onto the deck, where you can enjoy the fresh air and sunshine while sipping your morning coffee or hosting a barbecue with friends and family But that's not all - this property also features a OVERSIZED detached garage, providing ample space for parking and storage.Don't miss out on the opportunity to make this house your home. Schedule a viewing today and experience the warmth and comfort that 2505 62 St NE has to offer.**

Inclusions:
Property Listed By:

**All appliances listed in the appliance section
PropZap Realty**

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

