



THE
A-TEAM

**RE/MAX
FIRST**

2822 13 Avenue, Calgary T2A0J3

MLS®#: **A2130744** Area: **Albert Park/Radisson Heights** Listing Date: **05/10/24** List Price: **\$700,000**
 Status: **Active** County: **Calgary** Change: **-\$40k, 10-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **1970**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,200**
 Low Sqft:
 Ttl Sqft: **1,200**

DOM

51
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None, Private Entrance**

Construction: **Brick, Stucco, Wood Frame**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove, Range Hood, Refrigerator**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`10" x 14`5"
Kitchen	Main	14`5" x 9`4"
Bedroom	Main	10`1" x 9`8"
4pc Bathroom	Main	7`10" x 6`9"
Kitchen	Basement	15`6" x 13`11"
Bedroom	Basement	10`4" x 8`10"
Furnace/Utility Room	Basement	14`5" x 11`4"

Room	Level	Dimensions
Dining Room	Main	14`11" x 8`11"
Bedroom - Primary	Main	11`7" x 10`1"
Bedroom	Main	10`1" x 8`0"
Living Room	Basement	18`6" x 14`0"
Bedroom - Primary	Basement	13`7" x 11`10"
4pc Bathroom	Basement	7`3" x 4`11"

Title: **Fee Simple**
 Zoning: **R-C2**
 Legal Desc: **7680AM**

Remarks

Pub Rmks: **A Rare Find! Welcome to 2822 13 Ave SE, where comfort meets convenience in this charming up/down duplex with a front and back entrance. Separate utility meters, hot water tanks and high efficiency furnaces with individual controls. Nestled in a desirable location, this property boasts a newer deck with under deck storage offering the perfect spot for outdoor relaxation and entertainment. Step inside to discover a well-maintained interior spread across two levels. You will find large windows and gas fireplaces on both levels. With 1200 square feet on the main floor and an additional 1088 square feet in the basement (Legal) suite, there's ample space to accommodate your lifestyle needs. Embracing a south-facing orientation, this home is bathed in natural sunlight throughout the day, creating a warm and inviting atmosphere. The abundance of sunshine not only enhances the aesthetic appeal but also contributes to a cheerful ambiance within. The main floor features two generously sized bedrooms, providing plenty of private retreats for family members or guests. Meanwhile, the basement houses two additional bedrooms, offering flexibility for various living arrangements. One of the standout features of this property is the replacement of both furnaces in 2014, ensuring efficient heating and comfort during the colder months. Whether you're enjoying cozy evenings indoors or entertaining loved ones, you can rest assured of a comfortable environment year-round. Perfectly blending functionality with style, 2822 13 Ave SE presents an excellent opportunity to own a well-appointed duplex in a sought-after location. Don't miss your chance to experience the convenience and comfort this home has to offer. You will also have the luxury of guaranteed on-street "permitted" parking. Upstairs tenant of 13 years has recently moved out and is currently vacant. This is a great revenue property for a new owner to occupy upstairs and have a mortgage helper downstairs. Minutes to downtown via Memorial Drive, Barlow, Deerfoot and Blackfoot with easy access to wherever you wish to go to.**

Inclusions: **none**
 Property Listed By: **Greater Property Group**

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





