



THE
A-TEAM

**RE/MAX
FIRST**

2707 40 Street, Calgary T3E 3J5

MLS® #: **A2131566**

Area: **Glendale**

Listing Date: **05/13/24**

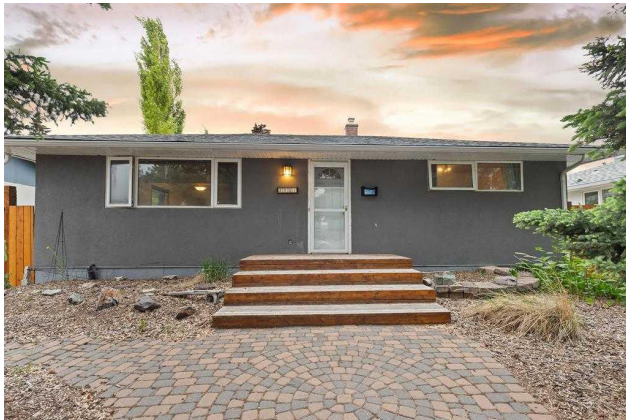
List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1957**
Lot Information
Lot Sz Ar: **6,900 sqft**
Lot Shape: **54 x 128.5**

Finished Floor Area

Abv Sqft: **1,169**
Low Sqft:
Ttl Sqft: **1,169**

DOM

138
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **Open Floorplan,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`5" x 10`2"
Kitchen	Main	13`1" x 10`2"
Bedroom - Primary	Main	10`10" x 8`11"
Living Room	Main	17`5" x 10`6"
Game Room	Basement	35`6" x 9`11"

Room	Level	Dimensions
Family Room	Main	12`5" x 9`7"
Bedroom	Main	12`11" x 9`4"
4pc Bathroom	Main	13`11" x 7`2"
Den	Basement	10`1" x 7`8"
3pc Bathroom	Basement	10`11" x 5`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4216HE

Zoning:
Call

Remarks

Pub Rmks: **** Attention Developers/Investors/Builders - pre-approved - Grade-Oriented (H-GO) Zoning!! ** Amazing opportunity to own a 54' x 128' WEST facing lot in Glendale!
** If you decide to buy and live, this amazing bungalow features: over 2100 sq ft of total development, 2 good sized bedrooms, 2 full bathrooms, newer roof (2022),
WEST facing back yard, real hardwood flooring & much more! Location is a 10 out of 10 - 1 block to a tot lot, 3 blocks to Glendale Meadows Community
Association/outdoor rink, 1 block to bus stop, easy access to Sarcee Trail/Stoney Trail and all the amenities & shopping at Westhills Towne Center!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

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