



THE
A-TEAM

**RE/MAX
FIRST**

2024 30 Avenue, Calgary T2T 1R2

MLS® #: **A2131881**

Area: **South Calgary**

Listing Date: **05/21/24**

List Price: **\$988,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1950**
Lot Information
Lot Sz Ar: **6,243 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **979**
Low Sqft:
Ttl Sqft: **979**

DOM

35
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Driveway,Off Street,Stall**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions
Living Room	Main	25`4" x 13`7"
Bedroom - Primary	Main	12`7" x 11`4"
4pc Bathroom	Main	7`3" x 5`0"
Bedroom	Basement	10`1" x 9`3"
Storage	Basement	9`4" x 5`3"
3pc Bathroom	Basement	10`5" x 5`2"

Room	Level	Dimensions
Kitchen	Main	15`3" x 8`0"
Bedroom	Main	11`4" x 9`2"
Family Room	Basement	19`9" x 13`10"
Bedroom	Basement	12`3" x 9`1"
Laundry	Basement	9`3" x 5`9"
Other	Basement	12`6" x 5`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

4479P

Remarks

Pub Rmks: **Great development opportunity in Marda Loop! Great opportunities for a fantastic lifestyle with in Marda Loop/South Calgary with only a short walk away from all of the charming boutiques, stores, and cafes and various other shops of Marda loop. Situated on this hill is a very well kept raised bungalow with a full finished walk out basement. The property has hardwood flooring, eat in galley style kitchen, laminate counters, tile back-splash, painted cabinets, 4 piece bathroom and stainless steel appliances. Basement includes a large family room, 2 extra bedrooms and a 3 piece bathroom with heated tile floors along with a cold storage room. In the back you have a massive backyard with a large patio which is perfect for hanging out with family and friends in the non-winter seasons.**

Inclusions:
Property Listed By: **na**
Peoples Realty Inc.

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







