



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2447 29 Avenue, Calgary T2T 1P1**

MLS®#: **A2132347**

Area: **Richmond**

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

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 12-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1952**

Lot Information

Lot Sz Ar: **6,243 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **952**  
Low Sqft:  
Ttl Sqft: **952**

DOM

**35**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Gentle Sloping,Rectangular Lot**  
Park Feat: **Double Garage Detached,Driveway,Heated Garage,Single Garage Detached,Workshop in Garage**

Utilities and Features

Roof: **Metal**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer**  
Int Feat: **Closet Organizers**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9`6" x 5`0"
Dining Room	Main	12`2" x 10`0"
Living Room	Main	15`7" x 13`11"
4pc Bathroom	Basement	8`4" x 5`4"
Kitchen	Basement	14`0" x 12`0"
Game Room	Basement	22`3" x 11`10"

Room	Level	Dimensions
Bedroom	Main	11`0" x 9`6"
Kitchen	Main	15`5" x 9`8"
Bedroom - Primary	Main	12`3" x 10`11"
Bedroom	Basement	11`5" x 9`11"
Laundry	Basement	14`11" x 11`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**4479P**

Remarks

Pub Rmks:

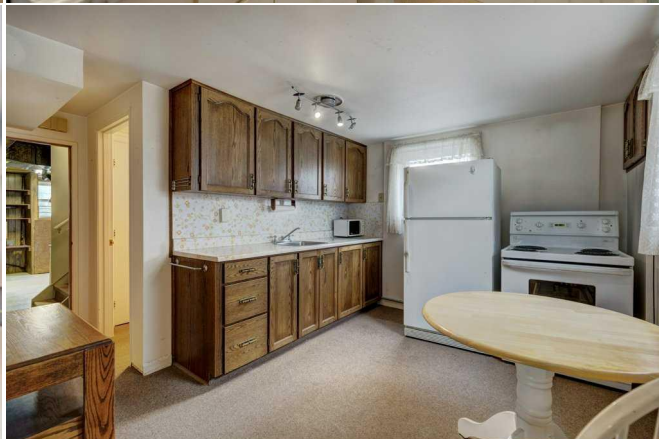
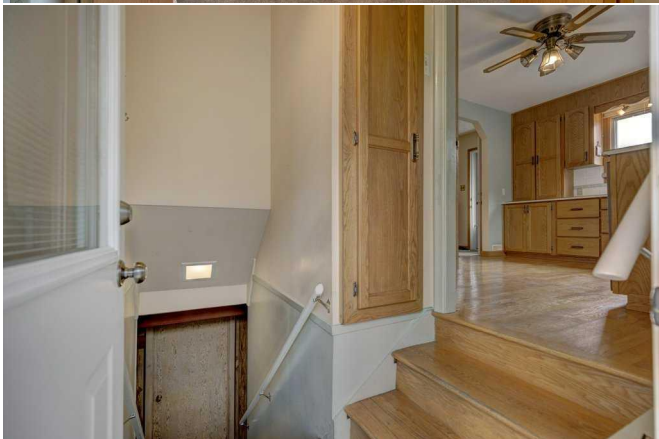
**Excellent development opportunity very close to Marda Loop. 50 x 125 foot lot with south facing yard located on 29th Avenue in the sought after community of Richmond. This is a bungalow in mostly original condition, with 2 bedrooms on the main floor and a fully finished basement with a 3rd bedroom. Furnace replaced in 2017, hot water tank in 2014 and the house offers central AC. Oversized single garage (22'4" x 11'4") with workshop or living space with a front driveway leading to this garage. Oversized, heated double garage (23'5" x 23'5") with alley access. While the house could be updated, the property is most suitable for redevelopment. Desirable, walkable location being just minutes from Marda Loop, schools, parks, and countless amenities. Do not delay on this excellent opportunity!**

Inclusions:  
Property Listed By:

**2 x Garage Door Openers, Hood Fan, Toaster Oven, Basement Fridge, Basement Electric Stove, Basement Microwave**  
**RE/MAX Realty Professionals**

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









**2447 29 Ave SW, Calgary, AB**



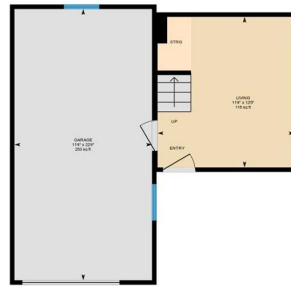
**2447 29 Ave SW, Calgary, AB**

Basement (Below Grade) Exterior Area 847.37 sq ft  
Interior Area 528.32 sq ft



**2447 29 Ave SW, Calgary, AB**

Detached Garage Exterior Area 428.85 sq ft  
Interior Area 403.31 sq ft



**2447 29 Ave SW, Calgary, AB**

2nd Floor Garage Exterior Area 807.08 sq ft  
Interior Area 592.75 sq ft

