

4820 49 Avenue, Calgary T3B1E2

MLS®#: **A2134167** Area: **Varsity** Listing **05/22/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 13-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1967** Abv Sqft: **1,840**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,500 sqft** Ttl Sqft: **1,840**
 Lot Shape:

DOM

34
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Low Maintenance Landscape,Street Lighting,Rectangular Lot,Sloped Up**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Parquet**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Washer**
 Int Feat: **Breakfast Bar,Chandelier,Granite Counters,Jetted Tub,No Smoking Home,Sauna,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`10" x 14`3"	Kitchen	Main	10`9" x 12`8"
Dining Room	Main	11`8" x 8`7"	Family Room	Main	19`4" x 29`2"
Bedroom - Primary	Main	10`6" x 17`11"	Bedroom	Main	8`4" x 11`5"
Bedroom	Main	9`8" x 10`4"	4pc Ensuite bath	Main	10`8" x 7`4"
Bedroom	Basement	11`2" x 9`2"	Bedroom	Basement	15`2" x 12`10"
Sauna	Basement	8`1" x 7`11"	3pc Bathroom	Basement	14`3" x 9`4"
3pc Bathroom	Basement	7`11" x 5`10"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

3834JK

R-C1

Remarks

Pub Rmks: **Fresh painting and new vinyl plank flooring on main floor recently, This lovely, spacious bi-level house is located in the highly sought-after Varsity neighborhood - close to schools, U of C, shopping, public transportation, and hospitals. With over 3,000 SqFt of developed living space, this home boasts 4 bedrooms, a hobby room/den, 3 bathrooms, 2 high-efficiency furnaces, 2 hot water tanks, a developed basement, and an oversized double garage. The main floor features a spacious open floor plan with gleaming hardwood throughout. It includes 3 bedrooms, a 4 Pc bathroom, a kitchen with white cabinets, a granite countertop, and brand new SS appliances. Additionally, there's a combination living/dining room flooded with natural light, along with a phenomenal family room adjacent to the kitchen. This family room features beam ceiling vaults with skylights, a wood-burning fireplace, parquet flooring, and a sliding door leading to the backyard deck - perfect for entertaining friends and family. You'll also find another bedroom and a hobby room on this level, along with a newly upgraded 3 PC bathroom featuring a tiled shower. The lower level offers a wet bar, a spacious recreation room, and a spa complete with an indoor hot tub, sauna, shower, and an additional 2 PC bathroom. Moisture concerns are alleviated as the entire room is made from cedar. The property's generous layout is ideal for entertaining and is complemented by maintenance-free yards with 2 rear decks. Additional information includes roof shingles replaced in 2011, both furnaces replaced in 2020, brand new windows, entrance and back doors installed in July 2021, and the electrical system inspected by a certified electrician recently.**

Inclusions:
Property Listed By: **shed, BBQ
Skyrock**

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











