



THE
A-TEAM

**RE/MAX
FIRST**

114 7 Avenue, Calgary T2M 0A2

MLS®#: **A2134524**

Area: **Crescent Heights**

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

List Price: **\$1,049,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1924**

Finished Floor Area

Abv Sqft: **1,352**

Low Sqft:

Ttl Sqft: **1,352**

Lot Information

Lot Sz Ar: **6,600 sqft**

Lot Shape:

DOM

35

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Brick

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**

Int Feat: **Granite Counters**

Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-------------|----------------------|
| Office | Main | 11`0" x 9`2" |
| Bedroom - Primary | Main | 14`7" x 11`7" |
| Dining Room | Main | 8`1" x 10`9" |
| Bedroom | Main | 14`0" x 8`2" |
| Kitchen | Main | 10`8" x 12`1" |
| Family Room | Main | 11`8" x 13`4" |

| Room | Level | Dimensions |
|---------------------|-------------|----------------------|
| Entrance | Main | 7`6" x 5`4" |
| 3pc Bathroom | Main | 3`11" x 6`7" |
| Mud Room | Main | 4`7" x 5`3" |
| 4pc Bathroom | Main | 6`3" x 7`5" |
| Mud Room | Main | 8`1" x 3`2" |
| Living Room | Main | 11`9" x 13`0" |

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-C2

Legal Desc: 4456R

Remarks

Pub Rmks: ***OPEN HOUSE SUNDAY JUNE 16 FROM 12 PM TO 2 PM* 55 x 120 lot(2 lots 30ft and 25 ft wide), Rc-2 zoned in sought after NW neighborhood of Crescent Heights. Steps away from Crescent Road where you can enjoy panoramic views of the City, Bow River and the Rocky Mountains. Welcome to this 1924 Crescent Heights Craftsman 2 bedroom plus den bungalow. This residence features a spacious living room and dining room, updated modern kitchen outfitted with stainless steel appliances. Two well sized bedrooms and den/office perfect for those who work from and the convenience two bathrooms. Unfinished basement is framed and ready for your creativity. Exterior features a single garage and spacious yard perfect for family BBQ's and entertaining. Live or build here, and enjoy being steps away from Crescent Road. With such a high walk, bike and transit score, and easy access to restaurants, cafes, downtown, shopping and schools why live anywhere else. Call your favorite agent right away and book your showing as this home and location is truly one to be desired.**

Inclusions: N/A
Property Listed By: Power Properties

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









