



THE
A-TEAM

**RE/MAX
FIRST**

2440 53 Avenue #A, Calgary T3E 1L3

MLS®#: **A2134774** Area: **North Glenmore Park** Listing Date: **05/23/24** List Price: **\$630,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 03-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1961**
Lot Information
 Lot Sz Ar: **2,960 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **None**

Finished Floor Area
 Abv Sqft: **1,124**
 Low Sqft:
 Ttl Sqft: **1,124**

DOM

33
Layout
 Beds: **3 (3)**
 Baths: **2.5 (1 3)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`10" x 5`7"	Living Room	Main	13`5" x 13`4"
Dining Room	Main	9`0" x 4`6"	Kitchen	Main	11`6" x 7`11"
Laundry	Main	4`10" x 4`3"	Mud Room	Main	5`10" x 3`3"
2pc Bathroom	Main	4`11" x 3`7"	4pc Bathroom	Upper	7`5" x 4`11"
Bedroom	Upper	11`1" x 8`1"	Bedroom	Upper	9`11" x 9`7"
Walk-In Closet	Upper	3`6" x 3`1"	Bedroom - Primary	Upper	13`6" x 8`11"
Walk-In Closet	Upper	6`0" x 2`0"	Exercise Room	Lower	18`4" x 12`0"

Storage
1pc Bathroom

Lower
Lower

14`9" x 10`9"
3`7" x 3`6"

2pc Bathroom
Furnace/Utility Room
Legal/Tax/Financial

Lower
Lower

7`8" x 5`1"
7`10" x 7`8"

Title:
Fee Simple
Legal Desc:

3057HP

Zoning:
R-C2

Remarks

Pub Rmks: ****Location, Location, Location!** This duplex offers an unbeatable location, just a 10-minute drive to Downtown with easy access to Crowchild Trail, Glenmore Trail, and numerous shopping centers. It's conveniently close to Athletic Park, MRU, schools, and the newest rapid transit line, the Max Yellow bus stop, which is less than a one-minute walk away. Whether you're driving or using public transit, this location is ideal. Situated in a quiet cul-de-sac, the front door faces a playground, allowing you to watch your kids play from the comfort of your living room. Within walking distance, you'll find Tim Hortons and various street shopping malls. The house features fresh paint and tile in the kitchen and bathroom. The main floor includes a living room and kitchen, while upstairs you'll find three bedrooms. The finished basement offers a huge additional living space, and the updated high-efficiency furnace ensures comfort year-round. The roof was replaced less than two years ago, and newly installed windows enhance energy efficiency during the cold winter months. The exterior was painted in 2023, giving this duplex a fresh and inviting look. Call to schedule a showing today before it's too late!**

Inclusions:
Property Listed By:

**Storage Shed in the backyard
Grand Realty**

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









