



THE
A-TEAM

**RE/MAX
FIRST**

1044 7 Avenue, Calgary T2E 0P1

MLS®#: **A2135483**

Area: **Renfrew**

Listing Date: **05/27/24**

List Price: **\$999,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1953**

Lot Information

Lot Sz Ar: **5,758 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Lawn,Irregular Lot,Landscaped**
Park Feat: **Double Garage Detached**

DOM

34
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **0**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Gas Stove,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`9" x 18`0"
Bedroom - Primary	Main	12`2" x 11`8"
4pc Bathroom	Main	7`11" x 6`7"
Bedroom	Basement	12`3" x 10`11"
4pc Bathroom	Basement	8`6" x 5`9"
Kitchen	Basement	10`10" x 8`11"

Room	Level	Dimensions
Kitchen With Eating Area	Main	14`1" x 13`6"
Bedroom	Main	11`6" x 10`7"
Bedroom	Basement	18`9" x 12`1"
3pc Bathroom	Basement	5`1" x 5`1"
Family Room	Basement	17`4" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4237GJ

Zoning:
R-C2

Remarks

Pub Rmks: **View View View of beautiful Calgary downtown ,a unique property with 70 feet wide frontage with so many options ,***good investment property for holding or build your dream home *** over 1200 square feet bungalow , 2 bedroom on the main floor and 2 bedroom illegal suite in the basement ,double garage , very quiet location at a cul-de-sac , must see !**

Inclusions: **none**

Property Listed By: **Hope Street Real Estate Corp.**

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









