



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**530 23 Avenue, Calgary T2S 0J5**

MLS®#: **A2135520**

Area: **Cliff Bungalow**

Listing Date: **06/25/24**

List Price: **\$1,099,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1910**  
Lot Information  
Lot Sz Ar: **3,003 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,510**  
Low Sqft:  
Ttl Sqft: **1,510**

DOM

**5**  
Layout  
Beds: **5 (4 1 )**  
Baths: **5.0 (5 0)**  
Style: **2 Storey,Up/Down**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Private,Rectangular Lot**  
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Off Street**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Electric Stove,Range,Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked**  
Int Feat: **Closet Organizers,Crown Molding,French Door,Kitchen Island,No Smoking Home,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`6" x 8`8"
Bedroom - Primary	Main	19`4" x 10`11"
Laundry	Main	3`3" x 3`3"
3pc Bathroom	Main	0`0" x 0`0"
Bedroom	Second	11`10" x 11`4"
4pc Ensuite bath	Second	0`0" x 0`0"
Eat in Kitchen	Suite	15`1" x 9`3"

Room	Level	Dimensions
Kitchen	Main	9`9" x 8`6"
Bedroom	Main	12`4" x 11`7"
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Second	18`4" x 11`11"
Kitchenette	Second	9`10" x 7`3"
4pc Bathroom	Second	0`0" x 0`0"
Living Room	Suite	10`3" x 7`8"

**Bedroom - Primary  
Laundry**

**Suite  
Suite**

**10`3" x 7`7"  
0`0" x 0`0"**

**4pc Bathroom**

**Suite**

**0`0" x 0`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**M-CG d111**

**4453L**

Remarks

Pub Rmks: **Nicely Updated Two Storey home with legal lower suite with separate entrance and 2 car garage, a quick walk to the very trendy and highly sought after 4th Street Mission area with lots of restaurants stores and shopping. Only minutes to the beautiful river walkway. This charming older home has a front porch and recently updated rear deck area for relaxing in the private fenced yard . Property is currently rented . Major Renovations include: Weeping Tile, Sump Pump, Electrical System upgrades, Updated Furnace, Air Conditioning Unit ,Rinnai water heater , Back Deck , Interior Connected Fire Alarm System with sprinkler in furnace room, and 2 additional Bathrooms. Insulated Garage and Legal Basement Suite with separate entrance . Great investment property potential. Upper master bedroom has large master suite and huge shower and sitting area. Very easy to rent . 24 hour notice to show.**

Inclusions: **none**  
Property Listed By: **MaxWell Canyon Creek**

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















