



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**433 MARSH Road, Calgary T2E5B4**

MLS®#: **A2136788**      Area: **Crescent Heights**      Listing Date: **06/03/24**      List Price: **\$799,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$90k, 10-Jun**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1932**  
Lot Information  
 Lot Sz Ar: **5,371 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Few Trees,Landscaped,Rectangular Lot**  
 Park Feat: **Off Street**

Finished Floor Area  
 Abv Sqft: **813**  
 Low Sqft:  
 Ttl Sqft: **813**

DOM

**27**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **0**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>38`9" x 35`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>36`1" x 39`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>27`7" x 18`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>36`5" x 26`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>33`2" x 29`6"</b>	<b>Family Room</b>	<b>Main</b>	<b>50`6" x 31`10"</b>
<b>Storage</b>	<b>Basement</b>	<b>31`2" x 26`3"</b>			

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**5855I**

**M-C2**

Remarks

Pub Rmks:

**ATTENTION INVESTORS AND BUILDERS...LAND USAGE ...MULT-RESIDENTIAL-CONTEXTUAL MEDIUM PROFILE... PLEASE NOTE MANY UPGRADEDS TO THE HOME WHICH YOU CAN STILL RENT AND RECIEVE INCOME WHILE AWAITING DP/BP OR AS A HOLDING PROPERTY FOR FURTHER DEVELOPMENT. A well maintained property by the owner is reflective by the List of up grades, SUCH AS Shingles, Flooring, SS appliances , Insulation in Attic, Electrical and Electrical panel, Plumbing, Some windows, Deck, Shed , Washer and Dryer, Fresh Paint ,and lovely Wainscoting. You will be pleasantly surprised by the upkeep and preservation of this home . HOME SOLD AS IS!**

Inclusions:

**Shed**

Property Listed By:

**RE/MAX Real Estate (Central)**

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











