



THE
A-TEAM

**RE/MAX
FIRST**

4001 17 Street, Calgary T2T4P5

MLS®#: **A2137098**

Area: **Altadore**

Listing Date: **06/01/24**

List Price: **\$798,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1986**

Finished Floor Area

Abv Sqft: **1,484**
Low Sqft:
Ttl Sqft: **1,484**

Lot Information

Lot Sz Ar: **5,425 sqft**
Lot Shape:

DOM

36
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Ceiling Fan(s),French Door**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`3" x 4`10"
Dining Room	Main	12`10" x 9`1"
Nook	Main	10`0" x 8`6"
3pc Ensuite bath	Main	8`4" x 7`3"
Bedroom	Main	11`1" x 8`11"

Room	Level	Dimensions
Living Room	Main	16`8" x 13`7"
Kitchen	Main	12`4" x 10`11"
Bedroom - Primary	Main	15`0" x 11`5"
Bedroom	Main	9`11" x 9`8"
4pc Bathroom	Main	10`2" x 4`10"

Living Room
Bedroom
3pc Bathroom
Laundry

Basement
Basement
Basement
Basement

15`2" x 11`9"
14`3" x 8`4"
7`11" x 6`3"
9`4" x 8`11"

Kitchen
Bedroom
Furnace/Utility Room
Storage

Basement
Basement
Basement
Basement

17`5" x 6`0"
10`0" x 7`11"
9`0" x 5`5"
25`7" x 7`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

4690N

Remarks

Pub Rmks: **Great Revenue property in an excellent location in vibrant Altadore. Spacious main flr has 3 bdrms and 2 baths. ...the primary bdrm has a 3 pce. ensuite bath. The illegal suite down has 2 more bdrms, and a 3 pce bath.....there is a common laundry room down and a generous storage room....There is offstreet parking for 2 cars and this property is on a corner, so lots of street parking.**

Inclusions:
Property Listed By: **Shed
Royal LePage Benchmark**

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









