



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2034 52 Avenue, Calgary T3E 1K1**

MLS®#: **A2137212**      Area: **North Glenmore Park**      Listing Date: **06/12/24**      List Price: **\$1,299,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1958**  
Lot Information  
 Lot Sz Ar: **7,625 sqft**  
 Lot Shape: **62.5x122**

Finished Floor Area

Abv Sqft: **1,457**  
 Low Sqft:  
 Ttl Sqft: **1,457**

DOM

**16**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot,Treed**  
 Park Feat: **Asphalt,Double Garage Detached,Driveway,On Street,Oversized,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Range Hood,Refrigerator,See Remarks,Stove(s),Washer/Dryer**  
 Int Feat: **See Remarks,Wood Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	25`7" x 14`6"	Kitchen With Eating Area	Main	17`10" x 14`6"
Laundry	Main	7`10" x 2`6"	Bedroom - Primary	Main	15`6" x 13`3"
Bedroom	Main	11`8" x 11`7"	Bedroom	Main	11`8" x 11`6"
4pc Bathroom	Main	9`2" x 8`0"	Foyer	Main	9`6" x 5`3"
4pc Bathroom	Basement		Kitchen	Basement	10`0" x 10`6"

Living/Dining Room Combination  
Office

Basement  
Basement

28`0" x 10`0"  
10`10" x 11`0"

Bedroom - Primary  
Laundry  
Legal/Tax/Financial

Basement  
Basement

12`0" x 12`0"  
10`0" x 10`10"

Title:  
**Fee Simple**  
Legal Desc:

**6370AH**

Zoning:  
**RC-1**

Remarks

Pub Rmks: **This 7625 S.F. flat, treed lot is one of the few remaining large lots in the heart of quiet, North Glenmore Park. Close to schools, public transportation, River Park off leash, 1/2 block to Glenmore Pool, surrounded by tennis courts and golf courses. and major traffic corridors in every direction. Build your dream home on this quiet street already developed with multi million dollar homes. Discretionary approval has been already been obtained from the City, if you wish to build two homes each on 31.25 f.t. x 122 lots. This property qualifies to have a Coach home over the garage, and coach homes are eligible for an independent mortgage, useful as mortgage helpers. Build this year! Dwelling currently on property is a 1457 S.F. bungalow, with an illegal suite and few upgrades.**

Inclusions:  
Property Listed By: **Total of 2 fridges and 2 Electric Stoves, 2 Washes and 2 Dryers included  
S.J. Williams & Associates Realty Ltd.**

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





