



THE
A-TEAM

**RE/MAX
FIRST**

430 / 432 35 Avenue, Calgary T2K 0C1

MLS®#: **A2138633**

Area: **Highland Park**

Listing Date: **06/05/24**

List Price: **\$874,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Full Duplex**
City/Town: **Calgary**
Year Built: **1969**

Lot Information

Lot Sz Ar: **6,475 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,642**
Low Sqft:
Ttl Sqft: **1,642**

DOM

103

Layout

Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Level**
Park Feat: **Additional Parking,Alley Access,Double Garage Detached,Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 5`11"	Office	Main	9`0" x 8`1"
Dining Room	Main	9`11" x 16`6"	Kitchen	Main	8`7" x 13`0"
Living Room	Main	12`3" x 15`11"	4pc Bathroom	Lower	6`3" x 8`10"
Bedroom	Lower	8`3" x 11`1"	Bedroom	Lower	8`3" x 11`4"
Bedroom - Primary	Lower	11`7" x 12`10"	Laundry	Lower	15`3" x 9`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7456HV

Zoning:
R-C2

Remarks

Pub Rmks: **Amazing investment opportunity! The ideal location close to bus routes and future Transit. Each side has the similar layout with the a bright front living room, a oversized kitchen with plenty on cupboards and storage opening onto the dining room and comes with vaulted ceilings, laminant floors and a private north facing backyard. The oversized double detached garage one one side.(432). Each side has three generous sized bedrooms and full bath on the lower level. Close to all amenities and minutes away from downtown. This quiet neighbourhood has a lot to offer parks, schools, shopping. Currently Rented call for details. Close to Nosehill Park and Confederation Golf Course.**

Inclusions: **N/A**
Property Listed By: **Hope Street Real Estate Corp.**

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