



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**422 36 Avenue, Calgary T2K 0C3**

MLS® #: **A2140336**

Area: **Highland Park**

Listing Date: **06/11/24**

List Price: **\$769,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 17-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1949**

Lot Information

Lot Sz Ar: **6,210 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **844**  
Low Sqft:  
Ttl Sqft: **844**

DOM

**17**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **City Lot,Low Maintenance Landscape,Level,Rectangular Lot**  
Park Feat: **Off Street,Parkade**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions
Entrance	Main	5`5" x 3`4"
Living Room	Main	14`9" x 14`6"
Bedroom	Main	12`6" x 10`2"
Bedroom - Primary	Main	12`6" x 10`8"
Hobby Room	Basement	13`10" x 9`3"
Laundry	Basement	12`5" x 9`6"
Kitchenette	Basement	10`5" x 6`10"

Room	Level	Dimensions
Kitchen With Eating Area	Main	14`3" x 11`3"
Entrance	Main	4`3" x 3`2"
4pc Bathroom	Main	8`4" x 4`11"
Bedroom	Basement	13`10" x 8`3"
Bedroom	Basement	13`9" x 8`0"
3pc Bathroom	Basement	9`11" x 4`1"

Title: **Fee Simple**  
Legal Desc: **3674S**

Zoning: **R-C2**

Remarks

Pub Rmks: **Beautiful Bungalow on a massive 55' x 112' double Lot in Highland Park with R-C2 zoning! This is one of the nicest oversized building lots in the community. Significant developmental potential exists with extensive redevelopment underway in the neighborhood. Well maintained home w/ Mature trees, quiet neighborhood and private setting. This open concept home shows a beautiful, original space on the main level, developed basement renovated in 2013 with extra 2 bedrooms and a family room. Separated entrance. Perfect location close to parks and green space, 10 mins to Downtown and great proximity to the Airport, major traffic routes and public & private schools. Great Value!**

Inclusions:  
Property Listed By: **Classic Property Management & Realty Ltd**

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











