



THE
A-TEAM

**RE/MAX
FIRST**

6403 CENTRE Street, Calgary T2K 0V3

MLS®#: **A2141655**

Area: **Thorndcliffe**

Listing Date: **06/27/24**

List Price: **\$559,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

979

Year Built:

1966

Low Sqft:

Ttl Sqft:

979

Lot Information

Lot Sz Ar:

3,788 sqft

Lot Shape:

DOM

177

Layout

Beds:

5 (3 2)

Baths:

2.0 (2 0)

Style:

Bi-Level,Up/Down

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Landscaped,Rectangular Lot
RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Stucco,Wood Frame,Wood Siding

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Refrigerator,Stove(s)

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	12`6" x 10`6"
Bedroom	Main	8`8" x 10`6"
Kitchen	Main	9`0" x 9`1"
Bedroom	Basement	8`6" x 13`2"
Kitchen	Basement	8`0" x 9`5"
Furnace/Utility Room	Basement	8`0" x 10`7"

Room	Level	Dimensions
Bedroom	Main	8`8" x 13`8"
Living Room	Main	12`5" x 20`6"
4pc Bathroom	Main	8`8" x 7`6"
Bedroom	Basement	12`0" x 9`11"
Game Room	Basement	12`0" x 20`2"
4pc Bathroom	Basement	8`6" x 7`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

925JK

Zoning:
R-2

Remarks

Pub Rmks: **ATTENTION First time home Buyers or Investors, Air BNB !!! Fully Renovated Great bi-level, 1/2 duplex in great location. Renovation Including new windows, Kitchens, Doors, Flooring , Paint, Baseboards, footer-headers, soft-Facia, all electrical work done by the code. 2 Bedroom (illegal) suite with separate entrance and own laundry. Direct bus route access to down-town and Other bus routes and future BRT. Close to Schools, Walking distance to DEERFOOT MALL, easy access to DEERFOOT, AIRPORT and much more !! Lot of street parking and 3 car carport. Don' t let it GOOO.**

Inclusions:
Property Listed By: **None
Real Broker**

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









