



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 7 Avenue, Calgary T2E 0M6**

MLS®#: **A2142834**

Area: **Crescent Heights**

Listing Date: **06/19/24**

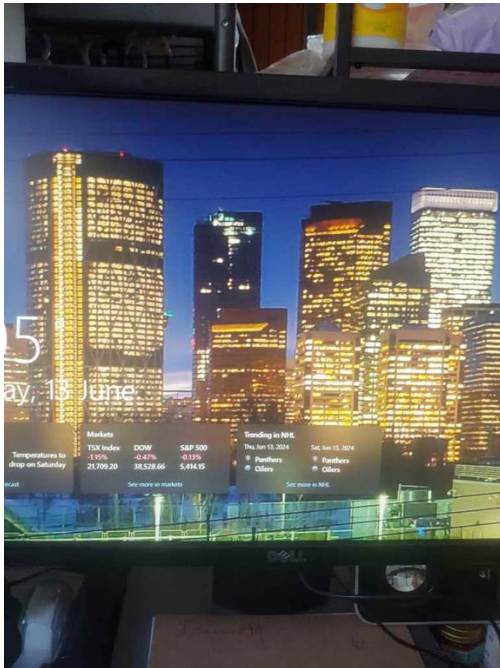
List Price: **\$1,098,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1930**  
Lot Information  
Lot Sz Ar: **5,543 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,121**  
Low Sqft:  
Ttl Sqft: **1,121**

DOM

**11**  
Layout  
Beds: **6 (3 3 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Front Yard,No Neighbours Behind,Landscaped,Treed,Views**

Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`0" x 13`6"	Kitchenette	Main	14`7" x 9`10"
Dining Room	Main	11`2" x 9`10"	Family Room	Lower	13`5" x 9`8"
Kitchen	Lower	10`8" x 8`6"	Dining Room	Lower	9`2" x 7`3"
Bedroom - Primary	Main	11`6" x 11`2"	Bedroom	Main	11`6" x 9`6"
Bedroom	Main	8`6" x 6`11"	Bedroom	Lower	10`6" x 9`6"
Bedroom	Lower	7`3" x 6`7"	Bedroom	Lower	6`7" x 6`7"
4pc Bathroom	Main	6`7" x 4`11"	3pc Bathroom	Lower	4`11" x 4`11"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **4456R**  
 Zoning: **R-C2**

Remarks

Pub Rmks: **LOCATION! LOCATION! INVESTOR AND BUILDER ALERT! This immaculate 1,121 sq ft charming character bungalow sits on a treed canopy street on a corner lot with stunning City views backing onto Rotary Park. Base on seller's knowledge, City of Calgary allowed to build a triples with suit basement on the lot(Buyer need to verify this information). The house is offering total 2 kitchen, 6 bedrooms, 2 full bathrooms, and separated entrance to the basement. The main floor features a unique foyer, living room with gas fireplace, bright dining room, open kitchen with S/S appliances, newer bathroom with a 2 storey art piece stained glass window, the deck is the backyard is overlooking the gorgeous south facing backyard oasis. Basement has an additional 3 bedrooms with small windows, bathroom, summer kitchen, living room, dining room, laundry and storage space. There is a heated workshop / studio attached to the double car garage. This gem is a rare find, located in one Calgary's most desirable neighbourhoods. Close proximity to downtown, Bow river, trendy eateries, shops, parks, schools and public transport.**

Inclusions: **N/A**  
 Property Listed By: **Grand Realty**

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

