



THE
A-TEAM

**RE/MAX
FIRST**

2412 44 Street, Calgary T2B 1J6

MLS®#: **A2142920**

Area: **Forest Lawn**

Listing Date: **07/02/24**

List Price: **\$519,999**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 22-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1964**
Lot Information
Lot Sz Ar: **5,403 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,028**
Low Sqft:
Ttl Sqft: **1,028**

DOM

76
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Alley Access,Double Garage Detached,Driveway,RV Access/Parking**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	15`3" x 9`11"	4pc Bathroom	Main	
Living Room	Main	15`10" x 12`4"	Bedroom - Primary	Main	11`6" x 12`4"
Bedroom	Main	8`7" x 12`4"	Bedroom	Main	7`10" x 13`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4920HN

Zoning:
R-C1

Remarks

Pub Rmks: ****BACK ON THE MARKET DUE TO FINANCING** Whether you are looking for an Investment or a single family home, this 3 bedroom bungalow with double detached garage is vacant and move in ready. Exterior of house has been freshly painted. Main floor has new paint, new laminate flooring and tile throughout. Bathroom is fully renovated with new bath and tub surround, vanity and toilet. Basement is unfinished and ready for your creative touch. Enjoy the sun in the large south facing back yard with a patio on the east side of the house. This property includes RV parking and front yard has a driveway. Close to all amenities. Call today for your showing!**

Inclusions: **n/a**
Property Listed By: **Diamond Realty & Associates LTD.**

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