



THE
A-TEAM

**RE/MAX
FIRST**

514 37 Street, Calgary T2N 3B8

MLS®#: **A2143643**

Area: **Parkdale**

Listing Date: **06/20/24**

List Price: **\$925,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1952**
Lot Information
Lot Sz Ar: **5,995 sqft**
Lot Shape: **15.24x36.58**

Finished Floor Area

Abv Sqft: **1,632**
Low Sqft:
Ttl Sqft: **1,632**

DOM

10
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
Park Feat: **220 Volt Wiring,Double Garage Attached,Heated Garage,Insulated,Oversized**

Utilities and Features

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

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Parquet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Eat in Kitchen	Main	14`7" x 12`7"	Living Room	Main	20`11" x 11`7"
Dining Room	Main	12`6" x 9`1"	Family Room	Main	16`5" x 13`9"
Bedroom - Primary	Main	12`11" x 11`6"	4pc Ensuite bath	Main	7`5" x 4`11"
Walk-In Closet	Main	6`3" x 4`8"	Bedroom	Main	11`1" x 8`7"
4pc Ensuite bath	Main	7`4" x 6`2"	Sunroom/Solarium	Main	16`2" x 15`0"
Game Room	Lower	24`2" x 17`3"	Den	Lower	12`10" x 10`9"
Bedroom	Lower	10`11" x 10`10"	Bedroom	Lower	10`10" x 9`5"

4pc Bathroom

Lower

9`4" x 7`3"

Laundry
Legal/Tax/Financial

Lower

7`7" x 7`7"

Title:
Fee Simple
Legal Desc:

8321AF

Zoning:
R-C2

Remarks

Pub Rmks: **This expansive and bright bungalow is located on a full-sized RC2 lot in one of the city's most desirable neighborhood of Parkdale. Offering over 2600 sq ft of developed living space, it is move-in ready . The main floor includes a well-lit, west-facing living space and a stunning sunroom with vaulted ceilings and skylights. Adjacent to the dining area is a cozy den featuring a wood-burning fireplace. The kitchen is equipped with modern cabinets, stainless steel appliances, plenty of storage, and access to the backyard deck. Each of the two large bedrooms has a private 4-piece en-suite. The basement offers a recreational space, two additional sizable bedrooms, a 4-piece bathroom, and an office area. Recent updates include new interior and exterior paint, a new fence and gate, a newer roof, and fresh carpeting. The home's curb appeal is enhanced by its welcoming exterior and low-maintenance landscaping. The heated and insulated double garage includes a 220-volt outlet. The bungalow's prime location is unmatched, within walking distance to Foothills Hospital and the renowned Westmount Charter School, and it provides easy access to the Bow River Pathway System, downtown, and the mountains to the west.**

Inclusions: **dishwasher, electric stove, hood fan, micro-wave, fridge, washer&dryer, window coverings**
Property Listed By: **Royal LePage Solutions**

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









