



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**924 15 Avenue, Calgary T2E 1J1**

MLS®#: **A2145126**

Area: **Renfrew**

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

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1953**

Lot Information

Lot Sz Ar: **6,006 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Landscaped,Level**  
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,066**

Low Sqft:

Ttl Sqft: **1,066**

DOM

**8**

Layout

Beds: **4 (3 1 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other,Playground,Private Yard**

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

Kitchen Appl: **Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Laminate Counters,Separate Entrance**  
Utilities:

Room Information

| Room                        | Level           | Dimensions            |
|-----------------------------|-----------------|-----------------------|
| <b>4pc Bathroom</b>         | <b>Main</b>     | <b>9`10" x 5`1"</b>   |
| <b>Bedroom</b>              | <b>Main</b>     | <b>13`1" x 9`1"</b>   |
| <b>Kitchen</b>              | <b>Main</b>     | <b>9`10" x 12`1"</b>  |
| <b>Bedroom - Primary</b>    | <b>Main</b>     | <b>9`10" x 12`5"</b>  |
| <b>Bedroom</b>              | <b>Basement</b> | <b>9`0" x 10`1"</b>   |
| <b>Game Room</b>            | <b>Basement</b> | <b>12`6" x 20`11"</b> |
| <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>9`5" x 13`10"</b>  |

| Room                | Level           | Dimensions             |
|---------------------|-----------------|------------------------|
| <b>Bedroom</b>      | <b>Main</b>     | <b>9`10" x 10`1"</b>   |
| <b>Dining Room</b>  | <b>Main</b>     | <b>9`10" x 6`6"</b>    |
| <b>Living Room</b>  | <b>Main</b>     | <b>15`10" x 12`11"</b> |
| <b>3pc Bathroom</b> | <b>Basement</b> | <b>9`0" x 4`10"</b>    |
| <b>Kitchen</b>      | <b>Basement</b> | <b>9`0" x 9`7"</b>     |
| <b>Addition</b>     | <b>Basement</b> | <b>15`8" x 13`10"</b>  |

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

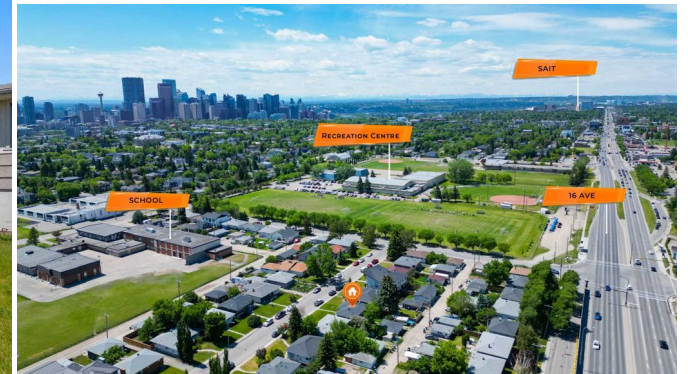
**4221GL**

Remarks

Pub Rmks: **ATTENTION Homebuilders and investors !! Perfect 50 x120 lot with Rc2 zoning is awaiting you. Located in the heart of Renfrew, this beautiful family home features a fully developed two-bedroom suite (illegal) and an oversized double car garage. The main floor boasts a spacious living and dining The upgraded kitchen is equipped with stainless steel appliances. Additionally, there are three generous bedrooms, a full 4pc bathroom, huge living and dining area.The beautiful backyard is fully landscaped and well maintained perfect for summer activities. Close Distance from downtown, recreational park, schools, park and easy access to Deerfoot Trail.**

Inclusions:  
Property Listed By: **Refrigerator, Microwave, Electric Stove in Basement  
RE/MAX iRealty Innovations**

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







924 15 Ave NE, Calgary, AB



White regions are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 1003.62 sq ft  
Interior Area 928.72 sq ft



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