



THE
A-TEAM

**RE/MAX
FIRST**

2445 30 Avenue, Calgary t2t1s1

MLS®#: **A2147859**

Area: **Richmond**

Listing Date: **07/09/24**

List Price: **\$939,900**

Status: **Pending**

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: **6,243 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,041**
Low Sqft:
Ttl Sqft: **1,041**

DOM

69
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Carport,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`7" x 13`4"
Bedroom - Primary	Main	12`11" x 11`7"
Bedroom	Main	11`9" x 9`4"
Kitchen With Eating Area	Basement	9`4" x 8`9"
3pc Bathroom	Basement	5`4" x 7`4"

Room	Level	Dimensions
Kitchen With Eating Area	Main	12`4" x 13`9"
Bedroom	Main	11`3" x 10`1"
Family Room	Basement	22`8" x 12`10"
4pc Bathroom	Main	11`3" x 10`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4479P

Zoning:
R-C2

Remarks

Pub Rmks:

BUILDER ALERT! Great opportunity now available in one of the most sought after neighbourhoods for new attached and infill homes. Bungalow situated on a 50X125 FOOT RC-2 LOT! Only a few blocks away from trendy "Marda Loop" shops, great access to downtown and public transportation. This home has three bedrooms up with gleaming hardwood parquet flooring, large living room with gleaming hardwood flooring and updated kitchen featuring new cabinets and granite counters. The lower level has a second kitchen, huge recreation room and a three piece bathroom. Sunny south fully fenced backyard with a single garage and carport. Call today to see this fine property.

Inclusions:
Property Listed By:

**Garage door opener with one remote control
Real Estate Professionals Inc.**

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











