



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1724 28 Street, Calgary T3C 1L9**

MLS®#: **A2148620**

Area: **Shaganappi**

Listing Date: **07/13/24**

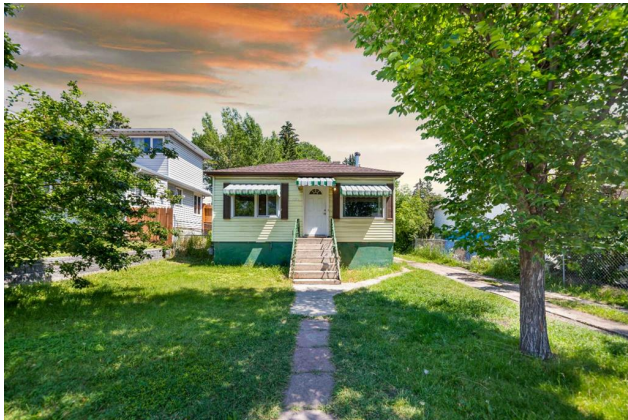
List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1947**

Lot Information

Lot Sz Ar: **5,059 sqft**  
Lot Shape:

Access:

Lot Feat: **Fruit Trees/Shrub(s),Rectangular Lot**  
Park Feat: **Off Street**

DOM

**65**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Washer**  
Int Feat: **No Animal Home**  
Utilities:

Room Information

| Room                        | Level           | Dimensions           |
|-----------------------------|-----------------|----------------------|
| <b>Living Room</b>          | <b>Main</b>     | <b>17`7" x 12`1"</b> |
| <b>Kitchen</b>              | <b>Main</b>     | <b>8`8" x 4`7"</b>   |
| <b>Bedroom</b>              | <b>Main</b>     | <b>10`9" x 9`11"</b> |
| <b>3pc Bathroom</b>         | <b>Main</b>     | <b>7`5" x 4`11"</b>  |
| <b>Laundry</b>              | <b>Lower</b>    | <b>19`8" x 13`7"</b> |
| <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>5`9" x 3`9"</b>   |

| Room                     | Level           | Dimensions           |
|--------------------------|-----------------|----------------------|
| <b>Family Room</b>       | <b>Basement</b> | <b>14`8" x 11`0"</b> |
| <b>Bedroom - Primary</b> | <b>Main</b>     | <b>12`7" x 10`7"</b> |
| <b>Bedroom</b>           | <b>Main</b>     | <b>11`6" x 9`8"</b>  |
| <b>4pc Bathroom</b>      | <b>Main</b>     | <b>7`1" x 4`11"</b>  |
| <b>Mud Room</b>          | <b>Main</b>     | <b>9`11" x 5`0"</b>  |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**657FB**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to this bungalow situated on a spacious 44' X 115' lot zoned R-CG in the highly sought-after Shaganappi neighborhood, the location is perfect for active lifestyles, with a nearby golf course, tennis courts, basketball courts, and a greenspace dog park and also is just minutes from downtown, LRT station, and the vibrant 17th Ave, this home offers unparalleled convenience and accessibility. The main floor features a cozy living room with a wood-burning fireplace, an eat-in kitchen perfect for casual dining, a full bathroom, a family room that can be easily converted back into a bedroom, and a bedroom with patio doors leading to an expansive deck. The fully finished lower level includes a spacious bedroom, a large family room, and a 3-piece bathroom. Enjoy the huge, private backyard, ideal for relaxation and entertaining. With its R-CG zoning, this property is also an excellent investment and development opportunity. Don't miss out on this fantastic opportunity - come and see for yourself, you won't be disappointed!**

Inclusions:  
Property Listed By:

**N/A**  
**Creekside Realty**

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