



THE A-TEAM

RE/MAX FIRST

1724 28 Street, Calgary T3C 1L9

MLS®#: A2148620

Area: Shaganappi

Listing Date: 07/13/24

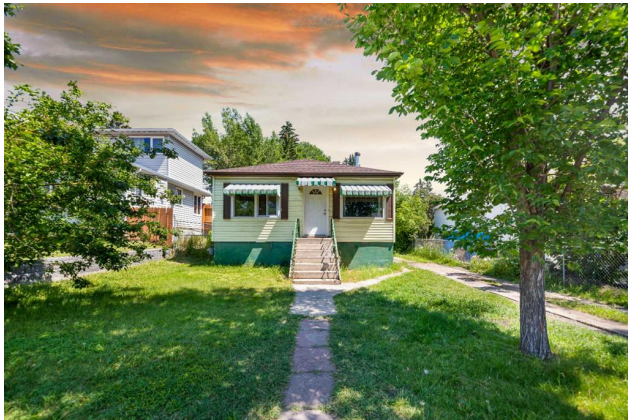
List Price: \$699,900

Status: Active

County: Calgary

Change: -\$50k, 10-Oct

Association: Fort McMurray



General Information

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

Finished Floor Area

Abv Sqft: 818

Low Sqft:

Ttl Sqft: 818

Lot Information

Lot Sz Ar: 5,059 sqft

Lot Shape:

DOM

130

Layout

Beds: 3 (3)

Baths: 2.0 (2 0)

Style: Bungalow

Parking

Ttl Park: 2

Garage Sz:

Access:

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

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

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

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! Unit is rented for \$2100 month to month and tenant is open to stay long term.

Inclusions:
Property Listed By:

N/A
Creekside Realty

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

