



THE
A-TEAM

**RE/MAX
FIRST**

2135 54 Avenue, Calgary T3E1L8

MLS®#: **A2149357**

Area: **North Glenmore Park**

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

List Price: **\$829,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**
Lot Information
Lot Sz Ar: **5,995 sqft**
Lot Shape: **50 X 120 ft**

Finished Floor Area
Abv Sqft: **948**
Low Sqft:
Ttl Sqft: **948**

DOM

65
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Garden**
Park Feat: **Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas,Other**
Sewer:
Ext Feat: **Garden,Playground**

Construction: **Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s),See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	20`4" x 12`10"
Kitchen	Main	14`10" x 10`0"
Bedroom - Primary	Main	12`7" x 10`1"
Bonus Room	Lower	10`9" x 10`1"
Bedroom	Lower	10`9" x 10`1"

Room	Level	Dimensions
Dining Room	Main	11`4" x 8`0"
4pc Bathroom	Main	10`0" x 4`11"
Bedroom	Main	11`4" x 8`6"
3pc Bathroom	Lower	6`7" x 4`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3057HP

Zoning:
RC-1

Remarks

Pub Rmks: **Open House Saturday, Sept 14th from 2:00pm to 4pm! Amazing opportunity for families, investors, or developers. 3 bed 2 bath Bungalow in the heart of North Glenmore Park. The property is situated on a generous 50' X 120' south-facing backyard lot. This very well-maintained bungalow never been sold before since has been bought in 1964. The main floor features an open space living, dinning room and a kitchen which looks at the beautiful patio. From the kitchen you walk out through the back door to the patio and garden area, great space for entertainment. At the back of the property an oversized double detached garage with ample space for storage, adding both functionality and convenience. Just beside the garage a concrete pad which can fit two cars. The lower level is totally finished with one bedroom and one bathroom, a sitting area and good size bar for entertainment. This exceptionally well-located property is a short walk to highly regarded off leash River Park, Sandy Beach, the Glenmore Reservoir, Lakeview Golf Course, Earl Grey Golf Club, the Glenmore Athletic Park "Tennis courts, Track stadium, swimming pools", nearby schools, parks, playgrounds, max transit bus and provides easy access to major roadways, and is only a 10 mints commute to downtown.**

Inclusions:
Property Listed By: **Bar Fridge in Basement
Real Broker**

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





