

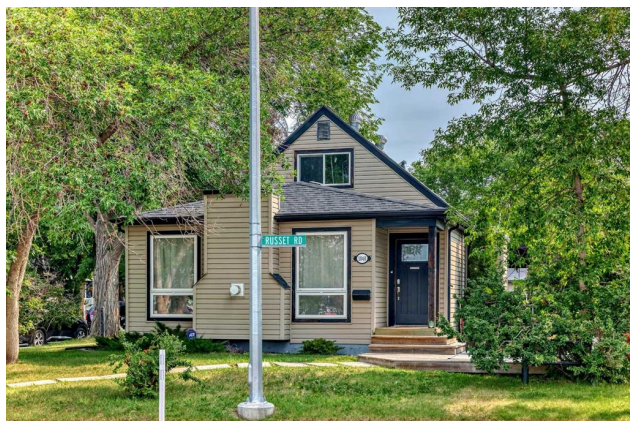


THE
A-TEAM

**RE/MAX
FIRST**

1040 RUSSET Road, Calgary T2E 5L1

MLS® #: **A2149665** Area: **Renfrew** Listing **07/19/24** List Price: **\$824,900**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 30-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1947** Abv Sqft: **1,240**
 Lot Sz Ar: **5,823 sqft** Low Sqft:
 Lot Shape: **SEE RPR IN SUPPLEMENTS** Ttl Sqft: **1,240**

Access:
 Lot Feat: **Back Lane,Corner Lot**
 Park Feat: **Double Garage Detached**

DOM

59
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **1 and Half Storey**

Parking

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

Utilities and Features

Roof: **Asphalt** Construction:
 Heating: **Forced Air,Natural Gas** **Stucco,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **Private Yard** **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Tankless Water Heater,Washer**
 Int Feat: **No Smoking Home,Primary Downstairs,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`1" x 19`0"	Eat in Kitchen	Main	11`9" x 12`6"
Bedroom - Primary	Main	12`4" x 11`8"	Mud Room	Main	11`8" x 9`3"
Bedroom	Upper	11`2" x 9`10"	Bedroom	Main	9`3" x 12`1"
4pc Bathroom	Main	7`11" x 6`5"	3pc Ensuite bath	Main	9`4" x 5`0"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

6133GA

R-CG

Remarks

Pub Rmks:

Lot is 46 x 129 feet and is currently zoned R-C2 is & to be changed to R-CG on August 6th 2024, as per CITY BLANKET RE-ZONING RULES (please confirm with the City of Calgary).The R-CG land-use zoning is a low-density zoning which means a variety of low-density dwelling types can be built, including single family dwellings, semi-detached or duplex dwellings, and row-housing, all of which can include secondary suites if certain requirements are met. Located within Walking distance of Bridgeland and all that area has to offer. The main floor of this home offers a generous front entry, a spacious living room with large windows and built in cabinetry, the kitchen is in the centre of the house and offers ample counter & cupboard space. This home has 3 generous bedrooms with the primary bedroom is located on the main floor with a 3 piece ensuite bathroom. There is a large mudroom with laundry off the back of the house with access to a covered deck and enormous backyard.

Inclusions:

N/A

Property Listed By:

MaxWell Capital Realty

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







