



THE
A-TEAM

**RE/MAX
FIRST**

5119 FOURIER Drive, Calgary T2A 0S9

MLS®#: **A2151841** Area: **Forest Heights** Listing Date: **07/22/24** List Price: **\$579,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 29-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1967** Abv Sqft: **1,041**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,157 sqft** Ttl Sqft: **1,041**
 Lot Shape: **57x116**

DOM

56
Layout
 Beds: **5 (3 2)**
 Baths: **5.0 (5 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **6**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Corner Lot**
 Park Feat: **On Street,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame,Wood Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard,RV Hookup** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **See Remarks,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`9" x 8`6"	Living Room	Main	7`8" x 14`6"
Kitchen	Main	11`11" x 8`6"	4pc Ensuite bath	Main	6`10" x 5`10"
Dining Room	Main	10`6" x 4`10"	Bedroom	Main	11`5" x 12`0"
4pc Bathroom	Main	4`10" x 8`4"	3pc Ensuite bath	Main	5`11" x 5`6"
Bedroom - Primary	Main	12`6" x 9`4"	Kitchenette	Main	6`0" x 6`5"
4pc Bathroom	Basement	7`3" x 5`2"	Laundry	Basement	5`7" x 9`11"
3pc Ensuite bath	Basement	4`1" x 4`2"	Bedroom	Basement	13`4" x 13`4"

**Kitchen
Bedroom**

**Basement
Basement**

**7`8" x 9`0"
13`7" x 9`1"**

**Family Room
Den**
Legal/Tax/Financial

**Basement
Basement**

**14`7" x 9`11"
9`9" x 7`6"**

Title:
Fee Simple
Legal Desc:

1631JK

Zoning:
R-C1

Remarks

Pub Rmks: **Investor Alert! This over 6150sf corner lot with LEGAL SUITE has 3 entrances, and a potential Rental Income over \$5,000/month. This updated home boasts 5 bedrooms, including 3 suites, a total of 5 full bath (incl 1 jacuzzi 1 steam tub), big back yard which is accommodating 3 RV trailers and 3 small cars (besides front door off street parking space for 3 cars), a 275" deep double-door workshop and a new basement storage room. All bedrooms have ceiling fans. Water tank, electrical panel, interconnected smoke alarms system, half windows and doors are 1 year new. The strong foundation and insulation give this house cool summers and warm winters. It ideally situated close to public transit, schools, parks, etc. - 5mins walking distance to bus stops, 5mins driving or 10mins bus to Marlborough Mall & train station, inter-city coach station, 15mins driving to SAIT, U of C, almost everywhere of Downtown, 20mins to airport. It won't last long. Offer presentation Mondays 5pm. Immediate possession possible if you buy leases. Buyer Agents must be present in private showings.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

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