



THE
A-TEAM

**RE/MAX
FIRST**

5228 44 Avenue, Calgary T3A 0L8

MLS® #: **A2152414**

Area: **Varsity**

Listing Date: **07/26/24**

List Price: **\$780,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 26-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1967**

Lot Information

Lot Sz Ar: **5,489 sqft**
Lot Shape:

Access:

Lot Feat: **No Neighbours Behind, Landscaped, Rectangular Lot**
Park Feat: **Double Garage Detached, Oversized**

DOM

52

Layout

Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Ceiling Fan(s), French Door, Skylight(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------|-----------------|-----------------------|
| Living Room | Main | 15`0" x 13`3" |
| Dining Room | Main | 10`2" x 9`0" |
| Family Room | Main | 12`10" x 11`3" |
| Bedroom | Main | 11`0" x 8`2" |
| Bedroom | Basement | 15`9" x 8`0" |
| Game Room | Basement | 21`10" x 12`9" |
| 4pc Bathroom | Main | |

| Room | Level | Dimensions |
|--------------------------|-----------------|----------------------|
| Kitchen | Main | 9`8" x 8`6" |
| Nook | Main | 7`6" x 6`9" |
| Bedroom - Primary | Main | 13`6" x 11`9" |
| Bedroom | Main | 10`3" x 8`8" |
| Bedroom | Basement | 11`3" x 10`7" |
| 3pc Ensuite bath | Basement | |
| 4pc Bathroom | Basement | |

Title: **Fee Simple**
Legal Desc: **4263JK**

Zoning:
R-C1

Remarks

Pub Rmks: **"Pristine Location"! "No Neighbours Behind"! This Charming Varsity Bungalow backs onto a playground which connects to 3 schools (Marion Carson - Chinese Bilingual Elementary School, F.E. Osborne Junior High School, and St. Vincent de Paul Elementary School.) An open-airy concept with a classic design yet a functional floor plan, this 3+2 bedrooms, 3 full bath family home features many tasteful upgrades and is ready for you to move in. Brand New Interior Paints, newer carpet, light fixtures, knock-down ceilings, newer roof, and furnace. The main floor features a spacious living and dining room, white kitchen with an eating area, sun-soaked family room with 2 skylights and large windows that open to the deck, a private backyard, and the oversized double garage. There are 2 additional generously sized bedrooms and 4 pc bathroom are also on this level. The lower level is fully developed and offers a massive recreation room, 4th and 5th bedrooms, a 4 pc bathroom, and ample storage. Nested on a quiet street, and only a short walk to schools, parks, shopping, and Market Mall. Close to the University of Calgary, Foothill and Children's Hospital, Beaumont Natural Reserve, and Bow River pathway system. Won't Last!**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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