



THE A-TEAM

RE/MAX FIRST

356 84 Avenue, Calgary T2H 1N4

MLS®#: A2154170

Area: Acadia

Listing Date: 07/30/24

List Price: \$749,000

Status: Active

County: Calgary

Change: None

Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1962

Finished Floor Area

Abv Sqft: 933

Low Sqft:

Ttl Sqft: 933

DOM

50

Layout

Beds: 3 (2 1 )

Baths: 2.0 (2 0)

Style: Bungalow

Lot Information

Lot Sz Ar: 7,556 sqft

Lot Shape:

Parking

Ttl Park: 6

Garage Sz: 4

Access:

Lot Feat: Back Lane,Back Yard

Park Feat: 220 Volt Wiring,Additional Parking,Alley Access,Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Central,Natural Gas
Sewer:
Ext Feat: Uncovered Courtyard

Construction: Vinyl Siding,Wood Frame
Flooring: Carpet,Ceramic Tile,Hardwood,Linoleum
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Central Air Conditioner,Dishwasher,Dryer,Electric Stove,ENERGY STAR Qualified Refrigerator,Microwave Hood Fan,Washer
Int Feat: Built-in Features

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Family Room, 4pc Bathroom, Dinette, Game Room, 3pc Bathroom, Laundry.

Table with 3 columns: Room, Level, Dimensions. Rows include Bedroom - Primary, Bedroom, Kitchen With Eating Area, Bedroom, Exercise Room.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7174HS**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Looking for a wonderful, close in, bungalow with 2 DOUBLE GARAGES and a huge yard for family and gardening enjoyment? Look no further. This lovely Acadia bungalow with many upgrades and renovations has an extra garage for fun cars or boats or a giant shop! Picture your potential rental laneway property addition for income assistance or multi gen family..With the coming RCG property use changes you're 80% there. Click on supplements icon or call 311 for updates The 220 electric is in and runs underground! The overhead electrical wires have been removed over the newer second garage, so elevating the roof structure is even more doable if you want to put a bedroom or 2 up, with city approval. This lovely home has an enlarged master bedroom, plus a 2nd bedroom/office on the main. The renovated kitchen with stainless steel appliances looks over the beautiful private backyard with trees and flower/vege garden ready for your fall harvest additions. Your basement has the classic bungalow ideal of a huge rec area, a large bedroom ,a workout area, plus a full storage utility room with work bench. It has tons of space and a newer furnace and hot water tank. All this within desirable Acadia, with lots of walkable shopping , various schools and great restaurants! Check out the virtual tour and picture yourself, your family, extra income, and all of your hobbies loving this home!**

Inclusions:  
Property Listed By: **double wardrobe in master  
MaxWell Capital Realty**

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