



THE
A-TEAM

**RE/MAX
FIRST**

405 64 Avenue #111, Calgary T2K 6J6

MLS® #: **A2154443**

Area: **Thornccliffe**

Listing Date: **08/02/24**

List Price: **\$387,900**

Status: **Active**

County: **Calgary**

Change: **-\$2k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1971**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **1,106**
Low Sqft:
Ttl Sqft: **1,106**

DOM

47
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
Int Feat: **Built-in Features,Open Floorplan,Recessed Lighting**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	4`0" x 11`0"	Kitchen	Main	14`0" x 8`3"
Pantry	Main	1`9" x 1`10"	Dining Room	Main	8`7" x 8`11"
Living Room	Main	15`5" x 12`7"	Storage	Basement	23`4" x 20`9"
Bedroom - Primary	Second	10`11" x 13`8"	Bedroom	Second	8`4" x 10`7"
Bedroom	Second	10`11" x 9`2"	2pc Bathroom	Main	
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:
\$438

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8911305**

Remarks

Pub Rmks: **Welcome to this stunningly renovated 3-bedroom, 2-bathroom home, offering a perfect blend of modern amenities and timeless charm. Every detail has been meticulously updated, ensuring a comfortable and stylish living experience. The light-filled living area flows seamlessly into a contemporary kitchen with high-end appliances, sleek cabinetry, and elegant countertops. Perfect for entertaining, the open floor plan enhances the home's inviting atmosphere. The three bedrooms provide ample closet space, while the two modern bathrooms boast luxurious finishes. A full basement which is ready for finishing touches offers additional living space, ideal for a home office, gym, or entertainment area, with plenty of storage options. Enjoy a small private yard, perfect for relaxation and outdoor activities, with minimal upkeep required. Centrally located, this home is within walking distance to three schools, shopping centers, restaurants, and recreational facilities. Move-in ready and beautifully renovated, this home combines convenience, comfort, and style, making it the perfect place to call your own. Don't miss out on this exceptional property!**

Inclusions: **NA**
Property Listed By: **Real Broker**

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







