



THE
A-TEAM

**RE/MAX
FIRST**

4424 3 Street, Calgary T2C6L6

MLS® #: **A2156574**

Area: **Greenview**

Listing Date: **08/12/24**

List Price: **\$620,000**

Status: **Active**

County: **Calgary**

Change: **-\$70k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1964**

Lot Information

Lot Sz Ar: **7,158 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,601**

Low Sqft:

Ttl Sqft: **1,601**

DOM

37

Layout

Beds: **3 (2 1)**

Baths: **2.0 (2 0)**

Style: **Bi-Level**

Parking

Ttl Park: **5**

Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

Back Lane,City Lot,Few Trees,Front Yard,Lawn,Landscaped

Double Garage Detached,Off Street,RV Access/Parking,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden**

Construction: **Brick,Stucco**
Flooring: **Carpet,Linoleum,Parquet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s),No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	9`6" x 1`7"
Living Room	Main	19`4" x 12`3"
Mud Room	Main	6`11" x 3`1"
Bedroom	Main	8`5" x 10`0"
Pantry	Main	1`11" x 2`1"
Family Room	Main	14`7" x 15`2"
Game Room	Lower	12`3" x 27`1"

Room	Level	Dimensions
Dining Room	Main	12`6" x 7`5"
Kitchen	Main	12`10" x 11`11"
Pantry	Main	1`7" x 1`10"
Pantry	Main	2`9" x 3`1"
4pc Bathroom	Main	9`4" x 6`8"
3pc Bathroom	Main	6`0" x 5`2"
Flex Space	Lower	12`2" x 12`4"

Great Room
Bedroom
Den

Lower
Lower
Main

18`4" x 11`10"
10`2" x 9`9"
9`9" x 10`11"

Furnace/Utility Room
Storage
Bedroom - Primary

Lower
Lower
Main

12`6" x 11`11"
5`7" x 6`3"
12`10" x 10`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6514HW

Zoning:
R-C2

Remarks

Pub Rmks:

Price Adjusted to SELL! Inner City Opportunity. Expansive Not Expensive.. 1600 square feet on the main level. Potential for Two (2) Families. TWO GARAGES .Double Front Attached Garage 10.3x20.4. Double Detached Garage Heated 25.5x23.2 . Paved Rear Back Alley. Bring your Business. Massive Pie Shaped Lot. Off Street. RV Parking, Green House. Work From Home. Bring your Business. Mechanics Dream . SE Backyard. Pride of Owner L:andscaping and Maintenance.3 Bedrooms 2 Bathrooms. Original Parquet Flooring.

Inclusions:
Property Listed By:

n/a
RE/MAX Landan Real Estate

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









