



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2003 62 Avenue, Calgary T2C 0C2**

MLS®#: **A2156791**

Area: **Ogden**

Listing Date: **08/10/24**

List Price: **\$634,999**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1955**

Finished Floor Area

Abv Sqft: **1,335**  
Low Sqft:  
Ttl Sqft: **1,335**

DOM

**40**  
Layout  
Beds: **6 (3 3 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **4,693 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,City Lot,Corner Lot,No Neighbours Behind,Landscaped**  
Park Feat: **Gravel Driveway,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Natural Gas**  
Sewer:  
Ext Feat: **Playground,Private Entrance,Private Yard**

Construction: **Stucco,Vinyl Siding**  
Flooring: **Laminate,Vinyl**  
Water Source:  
Fnd/Bsmt: **Block,Other,Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	12`11" x 12`6"
5pc Ensuite bath	Main	6`11" x 10`9"
Bedroom	Main	11`10" x 10`6"
Bedroom	Basement	10`1" x 14`2"
Kitchen	Basement	9`9" x 7`11"
Bedroom	Basement	10`7" x 9`3"
Family Room	Basement	17`10" x 14`3"

Room	Level	Dimensions
4pc Bathroom	Main	9`7" x 9`2"
Bedroom - Primary	Main	14`6" x 10`9"
Living Room	Main	18`5" x 12`6"
Laundry	Basement	2`1" x 7`8"
4pc Bathroom	Basement	5`7" x 9`3"
Bedroom	Basement	11`6" x 9`3"

Title:  
**Fee Simple**

Zoning:  
**R-C2**

Legal Desc:                      **4908GK**

Remarks

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Pub Rmks:                      **Back to the Market, Price reduced for quick sale .Beautiful Bi-level house over 1300 Sqft .Corner house in the Ogden right at the corner of Millican Road . Open concept, Fully Renovated house main floor offers 3 bedroom . Master bedroom has 5 pieces En-suite and another 2 good size bedrooms. Basement has 3 bedroom and washroom . Basement has its own laundry and separate entrance. Main floor and the basement has separate utilities meters. Legal up and down. Call your favorite Realtor to schedule the private viewing.**

Inclusions:                      **N/A**  
Property Listed By:              **MaxWell Central**

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