



THE
A-TEAM

**RE/MAX
FIRST**

2003 62 Avenue, Calgary T2C 0C2

MLS®#: **A2156791**

Area: **Ogden**

Listing **08/10/24**

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

Status: **Active**

County: **Calgary**

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

Association: **Fort McMurray**



General Information

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

Lot Information

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

Finished Floor Area

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

DOM

102
Layout
Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

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
Legal Desc:

Zoning:
R-C2

4908GK

Remarks

Pub Rmks: **Back to the Market, Buyers were not able to secure the financing . 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 . illegal basement suite has its own laundry and separate entrance. Main floor and the basement has separate utilities meters. Call your favorite Realtor to schedule the private viewing.**

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

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











