



THE
A-TEAM

**RE/MAX
FIRST**

11 BEAUPRE Crescent, Calgary T3B 2S9

MLS® #: **A2157727** Area: **Bowness** Listing Date: **08/13/24** List Price: **\$645,000**
 Status: **Active** County: **Calgary** Change: **-\$30k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1962**
Lot Information
 Lot Sz Ar: **6,598 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **905**
 Low Sqft:
 Ttl Sqft: **905**

DOM

36
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Linoleum**
 Sewer:
 Ext Feat: **Other** Water Source:
 Fnd/Bsmt: **Block**
 Kitchen Appl: **Dishwasher,Freezer,Refrigerator,Stove(s)**
 Int Feat: **Laminate Counters**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|---------------|--------------------------|-------|---------------|
| Living Room | Main | 15`0" x 13`6" | Kitchen With Eating Area | Main | 13`2" x 11`6" |
| Bedroom - Primary | Main | 9`6" x 11`5" | Bedroom | Main | 7`8" x 11`5" |
| Bedroom | Main | 12`4" x 8`0" | 3pc Bathroom | Main | 0`0" x 0`0" |

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-C1**

Legal Desc:

3974HN

Remarks

Pub Rmks: **ATTENTION DEVELOPERS AND BUILDERS! This pie shaped lot is 6592 sq. ft. (.15 of an acre) would be ideal to build attached housing subject to city approvals and permits. Current home is in original condition and being sold "As Is, Where Is". Home does have 3 bedrooms, 3 pce bath, kitchen and living room on the main level. The block basement is undeveloped. The area features redevelopment throughout. This is located near Bowness Park and is easy access to shopping, Calgary Olympic Park, the ring road, Hwy 1, schools and Childrens Hospital.**

Inclusions: none
Property Listed By: RE/MAX Complete Realty

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



