



THE
A-TEAM

**RE/MAX
FIRST**

7325-7327 37 Avenue, Calgary T3B 1T2

MLS® #: **A2158266**

Area: **Bowness**

Listing Date: **08/16/24**

List Price: **\$999,777**

Status: **Active**

County: **Calgary**

Change: **-\$222, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Full Duplex**
City/Town: **Calgary**
Year Built: **1968**

Lot Information

Lot Sz Ar: **6,082 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,720**
Low Sqft:
Ttl Sqft: **1,720**

DOM

33

Layout

Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow,Side by Side**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Front Yard,Other,Rectangular Lot,Treed
Additional Parking,Carport**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Concrete,Vinyl Siding**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator,See Remarks,Washer/Dryer**
Int Feat: **Ceiling Fan(s),See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`3" x 13`3"	Bedroom	Main	8`10" x 13`3"
4pc Bathroom	Main	5`0" x 7`0"	Living Room	Main	15`4" x 15`4"
Kitchen	Main	10`1" x 12`3"	Dining Room	Main	8`10" x 6`4"
Bedroom	Basement	8`11" x 12`9"	3pc Bathroom	Basement	5`4" x 10`1"
Office	Basement	9`3" x 11`2"	Game Room	Basement	14`5" x 18`8"
Storage	Basement	9`7" x 6`2"	Furnace/Utility Room	Basement	7`0" x 16`0"

Title:
Fee Simple
Legal Desc:

Zoning:
RC-G

3902jk

Remarks

Pub Rmks: **INVESTORS and BUILDERS alert!!! Side by side Full duplex!!! In front of Park/ School!!! in Bowness for sale. . 8 bedrooms total. 4 living rooms total, total. 4 bathrooms total. Beautiful original hardwood flooring is exposed in living room on one side. Main floors has Each side two bedrooms, 4 piece bath, living room, kitchen and large dining room. Developed basement has two more bedrooms, another 4 piece bath, 2nd living room and mechanical. Each side has own electric meter, and forced air heating. Close to schools, shopping, parks and playgrounds. Title subdividable. This unique property is perfectly positioned near essential amenities, including shopping centers, schools, the newly completed ring road and a QUICK EXIT to the ROCKIES making it a highly attractive area now and future potential. . Don't miss out on this rare investment gem. Contact us today for more details and to arrange your exclusive private viewing.**

Inclusions:
Property Listed By: **N/A
Real Broker**

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







