



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2020 HOME Road, Calgary T3B 1H5**

MLS®#: **A2158327**      Area: **Montgomery**      Listing Date: **08/16/24**      List Price: **\$675,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1954**      Abv Sqft: **768**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,241 sqft**      Ttl Sqft: **768**  
 Lot Shape:

DOM

**33**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,Lawn,Landscaped,Level**  
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Electric,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden,Private Entrance,Private Yard**

Construction: **Stucco,Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,See Remarks,Washer**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`3" x 11`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`5" x 10`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`4" x 4`5"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>10`10" x 6`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`11" x 8`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 9`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`4" x 7`11"</b>
<b>Family Room</b>	<b>Basement</b>	<b>16`1" x 10`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`0" x 8`1"</b>
<b>Laundry</b>	<b>Basement</b>	<b>6`3" x 4`4"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8110966**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Attention investors and home owners. Investment opportunity with a LEGAL SUITE at 2020 Home Rd. Extensively renovated from top to bottom. NEW roof, NEW plumbing, NEW electrical wiring and panel. NEW HVAC system. NEW insulation. NEW kitchen with stainless-steel appliances on both levels. Updated brand NEW windows for natural light. NEW bathroom and well-appointed bedrooms. Legal basement suite includes: two spacious bedrooms, large egress windows for natural light. Separate brand-NEW washer/dryer. Large RC-2 lot located in sought-after Montgomery community with easy access to University of Calgary, Market Mall, parks and schools, public transportation.**

Inclusions: **Also included: Basement's Refrigerator, Basement's Gas Stove, Basement's Dishwasher, Basement's Washer, Basement's Dryer**

Property Listed By: **Century 21 Bamber Realty LTD.**

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









