



THE
A-TEAM

**RE/MAX
FIRST**

5501 4 Avenue, Calgary T2A 3X8

MLS®#: **A2159052** Area: **Marlborough Park** Listing Date: **09/05/24** List Price: **\$250,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **2,616 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **518**
 Low Sqft:
 Ttl Sqft: **518**

DOM
14
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bi-Level,Up/Down**
Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Alley Access,Parking Pad,Rear Drive,Side By Side**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Entrance,Private Yard**

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

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Beamed Ceilings,High Ceilings,Laminate Counters,No Smoking Home,Open Floorplan,Primary Downstairs,See Remarks,Storage,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`8" x 6`6"	Living Room	Main	10`9" x 13`0"
Dining Room	Main	9`0" x 13`4"	Kitchen	Main	6`0" x 11`9"
Bedroom - Primary	Basement	10`3" x 12`9"	Bedroom	Basement	8`0" x 10`3"
Laundry	Basement	6`8" x 12`3"	4pc Bathroom	Main	4`10" x 8`5"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

942LK

R-C2

Remarks

Pub Rmks:

Welcome to this well-maintained starter home—an incredible opportunity at an exceptional price with NO CONDO FEES! This bright and clean semi-detached bi-level offers over 1,000 square feet of total living space, perfect for a small family, those looking to downsize, or as a savvy investment property. Step inside to discover an inviting open-concept layout on the main level, featuring open beam ceilings, newer laminate flooring, and a cozy wood-burning fireplace. The spacious living room flows seamlessly into the dining area and kitchen, which overlooks a charming yard. A full 4-piece bathroom completes this level, offering convenience and comfort. Downstairs, you'll find a generously sized primary bedroom and a second bedroom, along with a laundry room, utility room, and extra storage space. The fully fenced southeast-facing backyard and semi-private front patio offer low-maintenance outdoor living, ideal for relaxation and entertaining. This home is a blank canvas, ready for your personal touch to transform it into your dream space. Conveniently located next to East Port Shopping Centre, just ten minutes from downtown, and steps away from public transit, shopping, and schools, this property combines convenience and comfort in a prime location. Don't miss out on making this home your own—schedule your private viewing today!

Inclusions:

Property Listed By:

**Backyard Shed
eXp Realty**

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













