



THE
A-TEAM

**RE/MAX
FIRST**

505 42 Street, Calgary T2A 3C4

MLS®#: **A2159666** Area: **Forest Heights** Listing Date: **08/21/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1972**
Lot Information
 Lot Sz Ar: **4,886 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **964**
 Low Sqft:
 Ttl Sqft: **964**

DOM
28
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Corner Lot,Irregular Lot**
 Park Feat: **Double Garage Detached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Storage**
 Construction: **Vinyl Siding**
 Flooring: **Ceramic Tile,Laminate,Parquet**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Bar,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	8`10" x 12`8"	Dining Room	Main	12`1" x 13`6"
Kitchen	Main	10`0" x 13`6"	Bedroom	Main	8`10" x 12`1"
4pc Bathroom	Main	4`11" x 10`0"	Living Room	Main	10`1" x 15`6"
Entrance	Main	3`4" x 4`2"	Family Room	Basement	23`11" x 11`7"
Game Room	Basement	12`8" x 16`3"	3pc Bathroom	Basement	13`5" x 12`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

520LK

Zoning:
R-C2

Remarks

Pub Rmks:

Character bungalow located on a quiet street in Forest Heights. Situated on a large R-CG corner lot with mature trees. Great curb appeal, newly fenced in 2022, large backyard with a patio, and shed. Heated detached garage and RV parking space with gate. Ample parking space in front and side with no through traffic. Walking distance to schools, parks and transit. Bright and open main floor with lots of natural light, open concept kitchen with brand new range. This house features a wood burning fireplace in the living room, updated windows and laminate floors. Separate rear entrance to fully developed basement with full bathroom and wet bar. Brand new washer and dryer in the basement. This house is currently rented, renter willing to renew lease, this house is ready to make passive income for you. It's also a great investment opportunity for developers as this house has been recently rezoned to the R-CG designation. A must see for first time home buyers and investors!

Inclusions:
Property Listed By:

None
URBAN-REALTY.ca

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