



THE
A-TEAM

**RE/MAX
FIRST**

6920 4 Avenue, Calgary t2a 6m2

MLS® #: **A2160054**

Area: **Abbeydale**

Listing Date: **08/23/24**

List Price: **\$600,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 22-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1980**
Lot Information
Lot Sz Ar: **4,876 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,142**
Low Sqft:
Ttl Sqft: **1,142**

DOM

91
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Garden,Landscaped,Level**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Barbecue,Garden,Private Entrance,Private Yard**

Construction: **Metal Siding ,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	13`5" x 9`6"	Bedroom	Main	9`10" x 9`6"
Bedroom - Primary	Main	13`9" x 12`10"	Dining Room	Main	13`1" x 11`10"
Kitchen	Main	17`1" x 9`10"	Living Room	Main	16`5" x 12`6"
Bedroom	Lower	13`5" x 9`10"	Bedroom	Lower	9`10" x 9`6"
Living Room	Lower	12`10" x 11`6"	Kitchen	Lower	8`2" x 6`7"

2pc Ensuite bath
3pc Bathroom

Main
Lower

4pc Bathroom

Main

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

7811081

Remarks

Pub Rmks: **VERY WELL KEPT BUNGALOW WITH 3+2 BEDROOMS 2.5 BATHS. LIVING ROOM WITH FIRE PLACE AND BAY WINDOW, DINING AREA WITH HIGH CEILING. MASTER BEDROOM WITH 2PCE EN SUITE. AND 2 MORE GOOD SIZE BEDROOMS. KITCHEN WITH LOTS OF NATURAL LIGHT. LOWER LEVEL FULLY FINISHED WITH 2 BEDROOM ILLEGAL SUITE WITH SEPARATE ENTRANCE AND LAUNDRY IN COMMON AREA. OVERSIZED DOUBLE DETACHED HEATED GARAGE GARAGE IN THE BACK.NICE CEMENTED PATIO ON THE SIDE.LOTS OF GARDENING ON THE BACK AND GREEN HOUSE.CLOSE TO ALL THE AMENITIES AND ON THE BUS ROUTE.VERY EASY TO SHOW.HOUSE SHOWS VERY WELL,SCHOOL IS A FEW MINUTES WALK.**

Inclusions:
Property Listed By: **none**
Royal LePage METRO

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













