



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**629 2 Avenue, Calgary T2N0E2**

MLS®#: **A2160190**      Area: **Bridgeland/Riverside**      Listing Date: **08/22/24**      List Price: **\$659,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1988**  
Lot Information  
 Lot Sz Ar: **6,232 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,593**  
 Low Sqft:  
 Ttl Sqft: **1,593**

DOM

**27**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **1 and Half Storey**

Parking

Ttl Park: **4**  
 Garage Sz:

Access:  
 Lot Feat: **City Lot**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Central**  
 Sewer: **Public Sewer**  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Refrigerator, Washer**  
 Int Feat: **See Remarks**  
 Utilities: **Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`0" x 8`0"	4pc Bathroom	Main	
Living Room	Main	30`0" x 30`0"			

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **C-COR1 f4.5h29**  
 Legal Desc: **D**

Remarks

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Pub Rmks: **Wow! Don't miss this rare opportunity. Prime location in Bridgeland, walk to downtown, plenty of amenities, plenty of recent upgrades and more potential, with some love this could be a very exclusive and executive home. Currently rented for \$5,500 per month, tenant can stay or go.**

Inclusions: **N/A**

Property Listed By: **Century 21 Bravo Realty**

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