



THE
A-TEAM

**RE/MAX
FIRST**

504 MURPHY Place, Calgary T2E 5Y3

MLS® #: **A2160283** Area: **Mayland Heights** Listing Date: **08/26/24** List Price: **\$679,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1965**
Lot Information
 Lot Sz Ar: **10,516 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,055**
 Low Sqft:
 Ttl Sqft: **1,055**

DOM

23
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Pie Shaped Lot,Treed**
 Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear,Oversized,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Awning(s),Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	12`0" x 11`0"	Dining Room	Main	9`0" x 11`0"
Living Room	Main	16`0" x 12`6"	Bedroom - Primary	Main	11`0" x 10`9"
Bedroom	Main	12`0" x 8`0"	Bedroom	Main	10`6" x 8`0"
4pc Bathroom	Main	10`6" x 5`0"	Family Room	Basement	12`6" x 26`0"
Storage	Basement	11`0" x 19`4"	Bedroom	Basement	11`0" x 8`8"

3pc Bathroom

Basement

6`0" x 5`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3629JK

Zoning:
R-C1

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY SEPTEMBER 14, 2024 from 2-430 PM. Welcome to this 1055 square foot bungalow with a developed basement. The kitchen boasts plenty of cabinets, a pantry and an eating area. The living and dining room plus all three main floor bedrooms have oak hardwood flooring. The basement has a massive family room with a free standing wood burning stove, fourth bedroom, 3 piece bathroom and a very large storage room. Updates over the years include newer soffit, fascia, shingles (2014), windows in early(1990's), furnace (2007) and hot water tank. The highlight of this property is the extraordinary 10,516 square foot pie shaped lot. It would be a great development property with the recent blanket rezoning bylaw approved by the City of Calgary. It is located on a quiet cul-de-sac with a huge treed back yard, RV parking, 22 x 26 double detached garage, also extra vehicle parking, patio with an outdoor fire pit. Close to schools, shopping and a short commute to downtown and the airport.**

Inclusions:
Property Listed By:

n/a
RE/MAX Real Estate (Central)

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









