



THE
A-TEAM

**RE/MAX
FIRST**

1333 - 39 Street, Calgary T2A 1H6

MLS®#: **A2161118**

Area: **Forest Lawn**

Listing Date: **09/11/24**

List Price: **\$475,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1958**

Finished Floor Area
Abv Sqft: **960**
Low Sqft:
Ttl Sqft: **960**

DOM

8
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Bungalow,Up/Down**

Lot Information

Lot Sz Ar: **6,307 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,City Lot,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Vinyl Siding**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	13`7" x 9`8"	4pc Bathroom	Main	10`1" x 8`0"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-C2**

Legal Desc:

2628HJ

Remarks

Pub Rmks:

PROPERTY is Conditionally SOLD: Solid 2 bedroom up - and - 1 bedroom down bungalow with long term tenants the seller would want the buyer to take over. RENTS are currently \$1400 per month up - and - \$1100 per month down - which includes all utilities. GREAT 28' x 28' garage - insulated and heated. Home is fairly original - but pretty good shape.

Inclusions:

N/A

Property Listed By:

Real Broker

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







