



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**109 THOMSON Avenue, Calgary T2E 2W2**

MLS®#: **A2161131** Area: **Bridgeland/Riverside** Listing Date: **08/28/24** List Price: **\$619,000**  
Status: **Active** County: **Calgary** Change: **-\$41k, 19-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1913**  
Lot Information  
Lot Sz Ar: **2,852 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **708**  
Low Sqft:  
Ttl Sqft: **708**

DOM

**85**  
Layout  
Beds: **2 (1 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

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

Access:  
Lot Feat: **Environmental Reserve, Fruit Trees/Shrub(s), Front Yard, Garden, Interior Lot**  
Park Feat: **Additional Parking, Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony, Barbecue, Courtyard**

Construction: **Wood Frame**  
Flooring: **Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Double Vanity, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Primary Downstairs**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>7`7" x 17`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`7" x 17`2"</b>
<b>3pc Bathroom</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Basement</b>	
<b>Bedroom - Primary</b>	<b>Basement</b>	<b>8`1" x 11`0"</b>
<b>Storage</b>	<b>Basement</b>	<b>10`4" x 5`9"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 11`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`8" x 5`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 8`8"</b>
<b>Laundry</b>	<b>Basement</b>	<b>5`6" x 5`10"</b>
<b>Game Room</b>	<b>Main</b>	<b>14`11" x 17`0"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>2`6" x 5`8"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8150AN**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Unobstructed, breathtaking city views from both levels, from the patio & the deck of this cute & cozy Bridgeland walk-out Bungalow. Inner city living at its finest. Minutes from shopping, restaurants, Downtown, schools, parks & the zoo. Cozy bungalow with Porch entry & charming curb appeal. Enjoy cooking in a bright, sunny kitchen with a gas stove & plenty of cabinets and counter space. Main level painted in calming colors & complemented with Hardwood & ceramic tile flooring. This character home features exposed brick chimney & arched pass through window from kitchen to dining room. Big picture windows in the house display sweeping views from all possible vantage points. Master bedroom on walk-out basement level with huge walk-in closet & 2nd bathroom with double sinks & timeless claw-foot tub. Plenty of storage space & convenient laundry room. Bridgeland is a unique & historic community. Explore the centenarian boardwalk running behind the house. So much Calgary history in Bridgeland to discover! Refurbish or restore this character house and enjoy the vintage beauty or take advantage of its redevelopment potential, build a duplex or a single detached home with a legal secondary suite (mortgage helper). Lots of room for parking, potential for a double attached garage, ...!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











