



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2408 56 Street, Calgary T1Y 4P6**

MLS®#: **A2161307**

Area: **Pineridge**

Listing Date: **08/29/24**

List Price: **\$449,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,360**

Year Built:

**1979**

Low Sqft:

Ttl Sqft:

**1,360**

Lot Information

Lot Sz Ar:

**3,153 sqft**

Lot Shape:

DOM

**20**

Layout

Beds:

**3 (3 )**

Baths:

**1.5 (1 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**3**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Front Yard,Low Maintenance Landscape  
Alley Access,Asphalt,Parking Pad,Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

**Vinyl Siding,Wood Frame,Wood Siding**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Ceiling Fan(s),Pantry**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 12`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`11" x 12`4"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>6`8" x 9`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`5" x 15`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`4" x 12`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`5" x 12`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7810599**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**WOW! An outstanding value-priced opportunity awaits! Whether a first-time home buyer excited to make a beautiful home, a growing family looking to be close to schools, amenities and transit, or an investor seeking to increase your spacious living room with its large bay window and new carpet (2023) is a lovely space to relax in or visit with family and friends while the eat-in kitchen features laminate flooring, plenty of cabinets including a highly functional pull-out property portfolio, this property delivers nearly 1550 SF of value-added comfort at an affordable price AS WELL AS further opportunity to grow your investment. This well-kept home offers good-sized rooms and a very nice layout. The shelving system in the pantry and access to the backyard through garden doors. An oversized half-bathroom with potential to create extra storage or convert to a full bathroom with tub / shower completes the main floor. The second level has three bedrooms, two of which are generously-sized with either working-well as the primary bedroom. Of the two large bedrooms, the first easily accommodates a king-sized bed and has a built-in vanity with storage while the second over-sized bedroom has a fireplace and sliding doors to a covered balcony. A second bathroom rounds off the upper floor. The lower level boasts unlimited potential: 1) an over-sized utility / laundry area with extra storage space brings further potential to grow your investment by adding a third bathroom, and 2) the finished lower-level flex space is an additional bonus making for an ideal family room, playroom, gym, home office, or guest room (window is not legal egress). Outside, there are several areas to enjoy the outdoors in privacy. Aside from the upper balcony, the fully fenced back yard has an expansive deck from which to relax with morning coffee, barbecue with friends, or simply sitting back and watching the kids play on the deck or side yards. A covered portion of the side courtyard offers a lovely, shaded retreat on those hot summer days and evenings. The backyard has been reconfigured to allow for a third parking space behind the fence. The fence panels are available to be re-installed by the buyer should only two parking stalls and a larger backyard or garage is preferred. This affordable duplex offers excellent value without the additional expense of condo fees. Whether a first-time home buyer, a growing family, or savvy investor - don't miss out on this special opportunity!**

Inclusions:  
Property Listed By:

**Deep freeze, any alarm equipment (not monitored), any outdoor security camera (s), storage shed  
Coldwell Banker Mountain Central**

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