



THE
A-TEAM

**RE/MAX
FIRST**

812 47 Street, Calgary T2A1R1

MLS® #: **A2161468** Area: **Forest Heights** Listing Date: **08/30/24** List Price: **\$529,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1961**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **902**
 Low Sqft:
 Ttl Sqft: **902**

DOM

20
Layout
 Beds: **4 (4)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Detached, Driveway, Insulated, Oversized, RV Access/Parking**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden, Private Yard, Storage**

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

Kitchen Appl: **Central Air Conditioner, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`1" x 11`5"	Dining Room	Main	9`8" x 7`11"
Kitchen	Main	11`4" x 9`3"	Bedroom - Primary	Second	12`3" x 11`10"
Bedroom	Second	12`3" x 8`2"	4pc Bathroom	Second	6`11" x 4`10"
Bedroom	Third	11`3" x 9`4"	Bedroom	Third	11`3" x 8`9"
3pc Bathroom	Third	8`7" x 5`3"	Game Room	Level 4	17`4" x 11`0"
Den	Level 4	9`4" x 7`4"			

Title:
Fee Simple
Legal Desc:

7913HU

Zoning:
R-C1

Remarks

Pub Rmks: **Very well maintain home . 4-level split home is nestled in on a lovely quiet street in the heart of Forest Heights within proximity to excellent schools, transit, parks, food and shopping. With over 1,600 square feet of developed living space, this property offers a comfortable yet spacious layout perfect for families of all sizes. 4 large bedrooms with closet , 2 full bath , double oversize garage . Separate basement entrance, central air conditioning,front and rear driveway for R.V parking. paved back lane. Double garage with attached shed for workshop ... Must see ...**

Inclusions:
Property Listed By: **none**
Hope Street Real Estate Corp.

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









