



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 COLERIDGE Crescent, Calgary T2K 1X8**

MLS®#: **A2162080**      Area: **Cambrian Heights**      Listing Date: **09/02/24**      List Price: **\$899,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1968**  
Lot Information  
 Lot Sz Ar: **11,851 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,457**  
 Low Sqft:  
 Ttl Sqft: **1,457**

DOM

**16**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **6**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Pie Shaped Lot**  
 Park Feat: **Concrete Driveway,Quad or More Detached**

Utilities and Features

Roof: **Clay Tile**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Stone,Stucco**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Closet Organizers**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	4`11" x 8`0"	Bedroom	Main	10`1" x 11`1"
Bedroom	Main	13`7" x 11`9"	Foyer	Main	5`0" x 7`0"
Living Room	Main	27`4" x 18`0"	Bedroom	Lower	12`9" x 12`9"
Game Room	Lower	12`6" x 20`4"	Furnace/Utility Room	Lower	13`0" x 18`5"
5pc Bathroom	Main	8`3" x 7`11"	Bedroom	Main	8`10" x 11`0"
Dining Room	Main	13`7" x 8`10"	Kitchen	Main	13`7" x 10`10"
3pc Bathroom	Lower	8`1" x 10`3"	Office	Lower	13`1" x 10`4"

**Game Room**

**Lower**

**12`6" x 24`1"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**4143JK**

Zoning:

**R-C1**

Remarks

Pub Rmks:

**Attention Homeowners, Investors, and Developers! This property presents a rare opportunity with over 11,000 square feet of prime land nestled in a serene street at the heart of Cambrian Heights, surrounded by stately residences. Situated within close proximity to all levels of schools and boasting convenient access to transit and various amenities, this Bi-level home spans over 1450 square feet. The main level comprises three bedrooms and two full baths, while the basement offers a fourth bedroom, a bath, and two expansive recreation spaces. The versatility of this property is unparalleled; whether you choose to maintain it as a lucrative rental, embark on a renovation project to enhance the Bi-level's charm, explore the possibility of adding a second story, or pursue a complete redevelopment, the options abound. Additionally, car enthusiasts or hobbyists will find solace in the two detached garages and ample driveway parking. This property is a canvas awaiting your vision and promises boundless potential.**

Inclusions:

**none**

Property Listed By:

**Grand Realty**

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