



THE
A-TEAM

**RE/MAX
FIRST**

1356 LAKE MICHIGAN Crescent, Calgary T2J 3G1

MLS® #: **A2162675** Area: **Bonavista Downs** Listing Date: **09/04/24** List Price: **\$595,500**
 Status: **Active** County: **Calgary** Change: **-\$4k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1972**
Lot Information
 Lot Sz Ar: **5,651 sqft**
 Lot Shape: **15.8x32,8**

Finished Floor Area
 Abv Sqft: **1,092**
 Low Sqft:
 Ttl Sqft: **1,092**

DOM

14
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached,Paved,RV Gated**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Uncovered Courtyard**

Construction: **Stucco**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------|-----------------|----------------------|
| Living Room | Main | 17`7" x 11`6" |
| Dining Room | Main | 10`0" x 7`5" |
| Bedroom | Main | 10`1" x 9`0" |
| Bedroom | Main | 10`1" x 8`8" |
| Bedroom | Basement | 13`2" x 11`9" |
| Den | Basement | 15`5" x 8`5" |

| Room | Level | Dimensions |
|--------------------------|-----------------|----------------------|
| Kitchen | Main | 13`6" x 10`2" |
| Bedroom - Primary | Main | 13`6" x 13`5" |
| 4pc Bathroom | Main | 10`1" x 7`2" |
| 3pc Bathroom | Basement | 6`7" x 5`4" |
| Bedroom | Basement | 11`5" x 10`6" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

907LK

Zoning:
R-C1

Remarks

Pub Rmks: **Bright , clean , updated bungalow on quiet street with mature west backyard ,. Features include newer kitchen , flooring ,appliances , most windows, and a cantilevered living room window. New roof this summer. In addition to a heated double garage (24x24) is a gated RV parking spot and paved ally. Lower development includes two extra bedrooms a rec room ,den , loads of storage , and a 3 piece bathroom, See virtual tour for 360's and additional photos.**

Inclusions: **Second refrigerator, two deep freezers, shed**

Property Listed By: **CIR Realty**

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











