



THE
A-TEAM

**RE/MAX
FIRST**

4500 39 Street #605, Calgary T3A 0M5

MLS® #: **A2162764**

Area: **Varsity**

Listing Date: **09/11/24**

List Price: **\$449,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1968**

Finished Floor Area

Abv Sqft: **913**
Low Sqft:
Ttl Sqft: **913**

DOM

8
Layout
Beds: **3 (2 1)**
Baths: **1.5 (1 1)**
Style: **4 Level Split**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Garden,Low Maintenance Landscape**
Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Courtyard,Garden**

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

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Beamed Ceilings,Skylight(s),Vaulted Ceiling(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`6" x 7`3"
Dining Room	Main	9`10" x 8`7"
Foyer	Main	8`3" x 5`7"
Bedroom	Upper	10`1" x 8`11"
2pc Ensuite bath	Lower	6`3" x 3`10"
Laundry	Basement	8`0" x 5`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`3" x 11`11"
5pc Bathroom	Main	8`8" x 5`5"
Bedroom	Upper	13`7" x 10`10"
Bedroom - Primary	Lower	13`4" x 13`0"
Furnace/Utility Room	Basement	11`0" x 5`0"
Workshop	Basement	29`0" x 18`0"

Condo Fee:
\$439

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d44

Legal Desc: **8210133**

Remarks

Pub Rmks: **In desirable Varsity, this townhome with a private fenced courtyard/garden offers mid-century charm. With a bright and open layout featuring large windows and patio doors this home is flooded with natural light. The inviting living room showcases vaulted wood ceilings with wood burning fireplace adding character not found in newer homes. Upstairs, discover two large bedrooms with hardwood floors and ample closet space. The spacious primary bedroom is located on the lower level and has its own ensuite bathroom and large closet. The basement offers laundry area, versatile workshop space great for crafts and hobbies and has additional crawlspace storage. The fenced garden and yard is your own private oasis plus there is a communal courtyard with picnic tables and is a perfect gathering area with neighbours. Oxford mews is close to University of Calgary, 2 hospitals, Community Center, Market Mall, Northland Mall, Silver Springs Golf Course and all other amenities. Click on media for the video and book your private showing today to appreciate this unique unit and experience it for yourself!**

Inclusions: **2 tables in basement, Stained glass**
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











