

519 64 Avenue #1, Calgary T2K 2M7

A2162922 **Thorncliffe** Listing 10/01/24 List Price: \$379,000 MLS®#: Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Row/Townhouse

Calgary Year Built: 1975 Lot Information

Lot Sz Ar: 7,502 sqft Lot Shape:

Access:

Lot Feat: Low Maintenance Landscape Park Feat: Off Street

DOM

81 Layout

3 (3) Beds: 2.5 (2 1) Baths: 2 Storey

Style:

<u>Parking</u>

Ttl Park: 0

Garage Sz:

Utilities and Features

Roof: Tar/Gravel Construction:

Forced Air, Natural Gas Concrete, Stucco, Wood Frame, Wood Siding Heating:

Sewer:

Ext Feat: None

Finished Floor Area

1,108

1.108

Abv Saft:

Low Sqft:

Ttl Sqft:

Flooring:

Carpet, Ceramic Tile, Laminate

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: See Remarks

Int Feat: No Animal Home, No Smoking Home

Utilities:

Room Information

<u>Room</u> <u>Level</u> **Dimensions** <u>Room</u> <u>Level</u> **Dimensions Breakfast Nook** Main 7`5" x 9`3" Kitchen Main 8`1" x 8`10" Main 14`4" x 15`8" 2pc Bathroom Main 4`4" x 5`1" **Living Room Bedroom - Primary** Second 13`0" x 10`5" **Bedroom** Second 12`6" x 10`4" 9`2" x 9`0" 4`10" x 7`6" **Bedroom** Second 4pc Bathroom Second 7`9" x 4`10" **Game Room** 16`6" x 12`5" 4pc Bathroom Lower Lower

Nook Lower 5`4" x 4`0"

Legal/Tax/Financial

Title: Zoning: Fee Simple M-C1

Fee Freq: **Monthly**

Legal Desc: **7710653**

Remarks

Pub Rmks: Great location! Great property! A well maintained townhome for 1st time home buyers or investors. NO CONDO FEES! Turn key townhome boasts over 1600 sf on 3

levels, with 3 bedrooms + 2.5 baths. The spacious entry way leads you to a large and sunny living room, breakfast nook, galley style kitchen, pantry and a powder room. Upstairs, 3 bright bedrooms with newer windows and a 4 piece main bath. The lower level is finished with a large family room, a 4 piece bath and plenty of storage in the utility room. Walking distance to schools, shopping and recreational center. Easy access to public transportation and major roads. Low maintenance yard. Whether you're a 1st time buyer or seeking an investment opportunity, this home is an excellent choice with its attractive features and prime location.

Inclusions: n/a

Property Listed By: Century 21 Bravo Realty

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

















