



THE
A-TEAM

**RE/MAX
FIRST**

519 64 Avenue #1, Calgary T2K 2M7

MLS® #: **A2162922**

Area: **Thorndcliffe**

Listing Date: **10/01/24**

List Price: **\$379,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1975**
Lot Information
Lot Sz Ar: **7,502 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,108**
Low Sqft:
Ttl Sqft: **1,108**

DOM

123
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape**
Park Feat: **Off Street**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Concrete,Stucco,Wood Frame,Wood Siding**
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

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

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





