



THE
A-TEAM

**RE/MAX
FIRST**

4604 29 Avenue, Calgary T3J 0B2

MLS®#: **A2163401**

Area: **Montgomery**

Listing Date: **09/14/24**

List Price: **\$679,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1965**

Lot Information

Lot Sz Ar: **5,521 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **964**
Low Sqft:
Ttl Sqft: **964**

DOM

5

Layout

Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **8**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Corner Lot,Low Maintenance Landscape**
Park Feat: **Additional Parking,Concrete Driveway,RV Access/Parking,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Dog Run**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Central Vacuum**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	11`5" x 12`8"
Living Room	Main	16`11" x 11`5"
Kitchen	Main	12`11" x 7`11"
Dining Room	Main	11`10" x 9`0"
3pc Bathroom	Basement	
Family Room	Basement	16`4" x 10`10"

Room	Level	Dimensions
Bedroom	Main	11`5" x 9`0"
4pc Bathroom	Main	
Dinette	Main	7`6" x 5`7"
Laundry	Basement	9`9" x 6`11"
Bedroom	Basement	14`0" x 10`10"
Game Room	Basement	12`10" x 10`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

485GR

Remarks

Pub Rmks: ****ATTENTION DEVELOPERS & RENOVATORS** Huge R-CG lot with a great location at the top of the hill in Montgomery. This bi-level is back on the market for the first time in almost 30 years, and is looking for a fresh update from new owners. Featuring 3 bedrooms (2 up, 1 down), 4-piece bath up with soaker tub and 3-piece bath down, along with large living, dining, kitchen and rec room areas. Beautiful sliding doors off the dining room make for easy access to your deck for all your outdoor entertaining, or to quickly let the dog out into the fenced dog run! The triple detached garage AND space for RV parking is a rare find that doesn't come along very often. Some recent updates include A/C, washer/dryer, and two new garage doors. The fenced front yard with mature trees makes for a quiet and private location. Walking distance to Market Mall, parks, and just up the hill from a brand new school. Even just a 5 -10 minute drive to Children's Hospital, University of Calgary, Shouldice Park and so much more. Has great rental potential with the current market shortage. Don't miss out on the redevelopment action happening here and in surrounding communities like University District and Bowness. Limited showing availability, so call today to arrange your viewing!**

Inclusions: **Hot tub, gas heater in garage**
Property Listed By: **Greater Calgary Real Estate**

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







