



THE
A-TEAM

**RE/MAX
FIRST**

5 COTTAGE Street, Calgary T2K 1Y4

MLS®#: **A2163681**

Area: **Cambrian Heights**

Listing Date: **09/06/24**

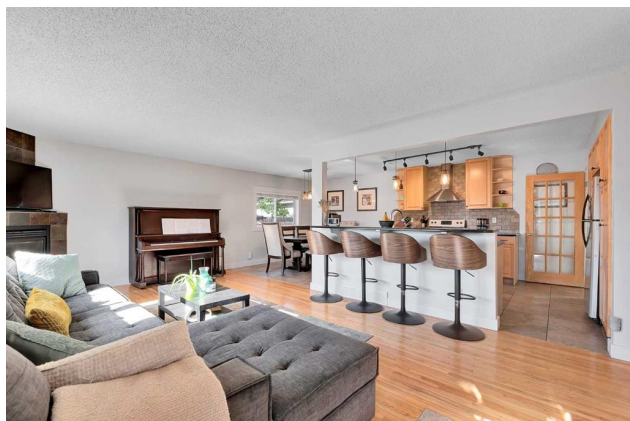
List Price: **\$725,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1957**

Finished Floor Area

Abv Sqft: **1,139**
Low Sqft:
Ttl Sqft: **1,139**

Lot Information

Lot Sz Ar: **5,381 sqft**
Lot Shape:

DOM

12
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Access:

Lot Feat: **Back Lane,Corner Lot,Rectangular Lot**
Park Feat: **Driveway,Off Street,Single Garage Detached**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Rain Barrel/Cistern(s)**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	21`7" x 11`7"
Dining Room	Main	10`6" x 9`1"
Bedroom	Main	10`3" x 9`7"
4pc Bathroom	Main	8`2" x 6`5"
Game Room	Basement	15`5" x 12`8"
4pc Bathroom	Basement	7`6" x 5`0"
Laundry	Basement	10`7" x 7`0"

Room	Level	Dimensions
Kitchen	Main	12`3" x 11`7"
Bedroom - Primary	Main	11`11" x 11`1"
Bedroom	Main	10`0" x 9`1"
Family Room	Basement	22`10" x 8`8"
Bedroom	Basement	13`1" x 12`6"
Storage	Basement	12`9" x 10`1"

Title: **Fee Simple**
Legal Desc: **9043HA**

Zoning: **R-C2**

Remarks

Pub Rmks: ****OPEN HOUSE SATURDAY 21 SEPTEMBER NOON TO 2PM** Fantastic bungalow situated on a CORNER LOT in the popular NW community of Cambrian Heights. Walking distance to schools, shopping, and amenities. This property benefits from double pane windows, a detached garage, and hardwood floors throughout the living room, hallway and bedrooms. On the main floor you will an open plan living area. The kitchen with wood cabinet doors, granite counters , stainless steel appliances, and a water filtration system. The living room features a cozy corner gas fireplace, and the dining area has plenty of space for a large dining table. There are three good sized bedrooms, and a main floor bathroom with double vanity and oversized shower enclosure with rain-head shower. Both the front and back doors have a Phantom screen- great for airflow! In the basement there is a large family/recreation room, a 4th bedroom with egress window, and the 2nd bathroom with tub. There is a large storage room, and the laundry/mechanical room. This property would suit a variety of buyers, those looking for a family home in a great school catchment area, investors looking to capitalize on a corner lot, dog owners looking to be close to the amazing Nose Hill Park. Come and take a look and see why this could be a smart move for you!**

Inclusions: **Rain barrel**
Property Listed By: **2% Realty**

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



