



THE A-TEAM

RE/MAX FIRST

3924 76 Street, Calgary T3B 2N2

MLS® #: A2163880

Area: Bowness

Listing Date: 09/07/24

List Price: \$749,900

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: 863

Low Sqft:

Ttl Sqft: 863

DOM

12

Layout

Beds: 3 (2 1)

Baths: 1.5 (1 1)

Style: Bungalow

Lot Information

Lot Sz Ar: 5,952 sqft

Lot Shape:

Parking

Ttl Park: 2

Garage Sz: 2

Access:

Lot Feat:

Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Many Trees, Street Lighting, Private, Rectangular Lot, Treed, Views

Park Feat:

Double Garage Detached, Garage Faces Rear, Oversized, Parking Pad, RV Access/Parking, Workshop in Garage

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Yard, Storage

Construction: Aluminum Siding, Brick, Stucco
Flooring: Carpet, Laminate, Linoleum
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Int Feat: Storage
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Living Room, Family Room, Bedroom, and 2pc Bathroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, Laundry, Bedroom - Primary, Bedroom, and 4pc Bathroom.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

6962HB

Remarks

Pub Rmks:

LAND- there is great opportunity to jump on this parcel of land since they aren't making anymore of it! Check out this full sized west facing lot with views of Winsport Park from the living room and enjoying the park and greenspace from the back. An original owner home, well loved over the years features a well manicured yard with mature trees and shrubs, an oversized garage with tool bench, and parking space for a trailer. This cozy bungalow is situated on a fabulous corner lot, 50x110ft, you can eventually build a spec or dream home, is easily rentable "as is" or can be ideal for a young family to make their own. The interior of this home calls for your magic touch. Featuring oak cabinets in the kitchen, a large front living room that is open to the dining room enjoying west facing views, and has two bedrooms on the main. There is a partially developed basement with a spacious rec room highlighted by a gas fireplace, a flex room/third bedroom, laundry area, and a 2 piece bathroom. Updates over the years would include a newer roof, hot water tank, furnace, and outdoor shed. This location in Bowness is second to none! You can eventually build on this lot and enjoy west facing views of the mountains with quick access to schools, the infamous Bowness Park, wading pool, skating rinks, and the desirable amenities the Bowness community has to offer. This property is within short walking distance to cafes, art studios, restaurants, and river pathways. Located only minutes away from the West side Farmers Market, Trinity Hills district, a quick getaway to the mountains and easy access into Downtown and to Stoney Trail. This original style bungalow, situated on a quiet street and backing onto the park, is sure to go quickly. Call today to view!

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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









