

1928 29 Avenue, Calgary T2T 1N1

MLS®#: **A2164197** Area: **South Calgary** Listing Date: **09/14/24** List Price: **\$525,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 06-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1983**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat: **Back Yard, Rolling Slope**
 Park Feat: **Off Street**

Finished Floor Area
 Abv Sqft: **1,230**
 Low Sqft:
 Ttl Sqft: **1,230**

DOM

68
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Wood**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings**
 Int Feat: **No Smoking Home, Skylight(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`10" x 13`1"	Kitchen With Eating Area	Main	13`3" x 10`2"
Dining Room	Main	10`2" x 9`11"	Bedroom - Primary	Second	14`4" x 13`7"
Bedroom	Second	13`9" x 13`1"	Family Room	Lower	19`10" x 9`9"
Flex Space	Lower	12`10" x 12`1"	2pc Bathroom	Main	6`3" x 5`5"
4pc Bathroom	Second	9`10" x 6`8"	3pc Bathroom	Lower	8`6" x 7`11"

Legal/Tax/Financial

Title:
Fee Simple
Fee Freq:
Annually
Legal Desc:

Zoning:
R-C2

8311142

Remarks

Pub Rmks: **Looking for a location with potential in red hot Marda Loop? This 2 bedroom semi detached house with City views is yours for the taking! 2 large bedrooms up with the potential for a legal suite in the basement. Large kitchen with eating area. Dining room. New kitchen counters. Living room with wood burning fireplace and log lighter. Downtown views from both the master bedroom and the deck. Mechanical systems include a Trane high-efficiency furnace, large newer hot water tank and water softener. Lower level with an egress window and separate entrance has the potential for revenue with a few changes .Easy to show with quick possession.**

Inclusions: **None**
Property Listed By: **TREC The Real Estate Company**

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











