



THE
A-TEAM

**RE/MAX
FIRST**

1928 29 Avenue, Calgary T2T 1N1

MLS®#: **A2164197**

Area: **South Calgary**

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

List Price: **\$699,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,230

Year Built:

1983

Low Sqft:

Ttl Sqft:

1,230

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

5

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Rolling Slope

Off Street

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
Living Room	Main	13`10" x 13`1"
Dining Room	Main	10`2" x 9`11"
Bedroom	Second	13`9" x 13`1"
Flex Space	Lower	12`10" x 12`1"
4pc Bathroom	Second	9`10" x 6`8"

Room	Level	Dimensions
Kitchen With Eating Area	Main	13`3" x 10`2"
Bedroom - Primary	Second	14`4" x 13`7"
Family Room	Lower	19`10" x 9`9"
2pc Bathroom	Main	6`3" x 5`5"
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 condo 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











