

1429 STRATHCONA Drive, Calgary T3H 4M2

MLS®#: **A2164207** Area: **Strathcona Park** Listing **09/09/24** List Price: **\$295,000**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Detached

City/Town: Calgary Finished Floor Area
Year Built: 1999 Abv Sqft:

<u>Lot Information</u> Low Sqft:

Lot Sz Ar: **5,328 sqft** Ttl Sqft: **2,353**

Lot Shape:

<u>DOM</u>

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2,353

4 (3 1)

3.5 (3 1)

2 Storey

2

2

10

Access:

Lot Feat: Other

Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle

Heating: **Forced Air** Sewer:

Ext Feat: Other

Kitchen Appl: See Remarks
Int Feat: See Remarks

Utilities:

Construction:

Brick, Stucco, Wood Frame

Flooring:
See Remarks
Water Source:
Fnd/Bsmt:
Poured Concrete

Room Information

Pub Rmks:	*COURT ORDERED SALE* LAND VALUE -AGENTS please see private remarks. NO ACCESS ALLOWED by City Order for Health/Safety. I have not seen the interior. Cit of Calgary Caveat will remain on on Title until directions are complied with by the ultimate purchaser. Extensive mould/water damage and uninhabitable. Drive bonly. Property sold "AS IS/WHERE IS", NO WARRANTIES, REPRESENTATIONS". Offers to be in by Sept 30 with Court date Oct 10 tbv. Call your favorite Realtor todator more information in uploads. Measurements are taken from available City information. Located in the Community of Strathcona, this property is a short walk				
Legal Desc.	3312427		Remarks		
Fee Simple Legal Desc:	9912427	R-1			
Title:		Zoning:			
			Legal/Tax/Financial		
Kitchen	Main	1`1" x 1`1"	-		
2pc Bathroom	Main	1`1" x 1`1"	Living Room	Main	1`1" x 1`1"
4pc Bathroom	Basement	1 1 X 1 1 1`1" x 1`1"	4pc Bathroom	Second	1`1" x 1`1"
Bedroom Bonus Room	Basement Second	1`1" x 1`1" 1`1" x 1`1"	Bedroom - Primary 4pc Ensuite bath	Second Second	1`1" x 1`1" 1`1" x 1`1"
Bedroom	Second	1`1" x 1`1"	Bedroom	Second	1`1" x 1`1"
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>

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



