



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**405 64 Avenue #341, Calgary T2K 6J6**

MLS®#: **A2164293**      Area: **Thorndcliffe**      Listing Date: **09/16/24**      List Price: **\$350,000**  
 Status: **Active**      County: **Calgary**      Change: **+\$25k, 05-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1971**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Back Yard**  
 Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **1,084**  
 Low Sqft:  
 Ttl Sqft: **1,084**

DOM

**65**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dryer,Electric Oven,Refrigerator,Washer/Dryer**  
 Int Feat: **Ceiling Fan(s),Laminate Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`0" x 5`10"	2pc Bathroom	Main	4`5" x 4`0"
Living Room	Main	15`4" x 12`8"	Dining Room	Main	8`11" x 8`9"
Kitchen	Main	8`6" x 11`0"	Mud Room	Main	4`7" x 5`10"
4pc Bathroom	Upper	6`0" x 7`5"	Bedroom	Upper	11`0" x 9`3"
Bedroom - Primary	Upper	9`11" x 13`9"	Bedroom	Upper	11`0" x 8`6"
Bedroom	Basement	14`3" x 7`4"	Flex Space	Basement	9`5" x 8`5"

Legal/Tax/Financial

Condo Fee:  
**\$438**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **8911305**

Remarks

Pub Rmks: **No longer tenant occupied and now partially renovated! An incredible opportunity awaits with this 4 BEDROOM (3+1) townhouse with over 1445 square feet of finished living space, featuring 1.5 baths and a fenced backyard, all at an affordable price! Main level offers the living area which is adorned in hardwood, and a cute kitchen with windows looking over the fenced back yard. Centrally located in the inner city community of Thorncliffe, it's conveniently close to schools, shopping centers, recreational facilities, and additional amenities. Easy access to public transportation with bus stops nearby, and the future LRT/Green Line. For the savvy buyer willing to invest some effort, this property offers a charming home in an ideal location. The potential of this property is truly promising!**

Inclusions:  
Property Listed By: **n/a**  
**eXp Realty**

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











