



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1 MEADOWVIEW Road, Calgary T2V 1V9**

MLS® #: **A2164809** Area: **Meadowlark Park** Listing Date: **09/13/24** List Price: **\$599,900**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1955**  
Lot Information  
Lot Sz Ar: **5,618 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **988**  
Low Sqft:  
Ttl Sqft: **988**

DOM

**6**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Street Lighting,Pie Shaped Lot**  
Park Feat: **Carport,Parking Pad**  
Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace Insert,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dryer,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Built-in Features,Ceiling Fan(s),Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`5" x 14`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 8`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`7" x 10`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`8" x 5`9"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`3" x 4`8"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 10`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`7" x 11`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`6" x 3`7"</b>
<b>Game Room</b>	<b>Basement</b>	<b>19`1" x 12`2"</b>
<b>Laundry</b>	<b>Basement</b>	<b>24`7" x 18`5"</b>

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-C1**  
Legal Desc: **4808GV**

Remarks

Pub Rmks:

**Newly updated 2 bedroom bungalow in the prestigious community of Meadowlark Park. Located within walking distance to many amenities such as schools, Chinook Centre, and transportation. The home has been newly updated with fresh paint and new flooring. Upon entry, you are met with a bright and open floor plan leading into the large living room with a unique gas fireplace. The living room opens up to a good sized dining area. Sliding glass doors lead out to a large deck and a private south facing backyard. The backyard boasts a large covered carport and a tandem parking pad. The gourmet kitchen comes equipped with ample storage space and stainless steel appliances. The main floor boasts 2 good sized bedrooms with ample closet space and an updated 4 piece bathroom. The basement includes a large recreation room as well as an updated 3 piece main bathroom. The basement is complete with a large laundry and utility room. This home is located in a great location, within driving distance to downtown. Perfect for a professional couple or investor. Exceptional value!**

Inclusions:

**Refrigerator, Stove, Hood Fan, Washer, Dryer, (2) Ceiling Fans, All Window Coverings**

Property Listed By:

**Greater Property Group**

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







