



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2010 25 Street, Calgary T3E 1X2**

MLS® #: **A2164887**

Area: **Richmond**

Listing Date: **09/12/24**

List Price: **\$859,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1948**

Finished Floor Area

Abv Sqft: **972**  
Low Sqft:  
Ttl Sqft: **972**

Lot Information

Lot Sz Ar: **6,243 sqft**  
Lot Shape:

DOM

**7**  
Layout  
Beds: **8 (4 4 )**  
Baths: **4.0 (4 0)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
Park Feat: **RV Garage,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dryer,Electric Cooktop,Microwave,Washer/Dryer,Window Coverings**  
Int Feat: **Open Floorplan,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`6" x 11`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`3" x 12`1"</b>
<b>Living Room</b>	<b>Basement</b>	<b>12`11" x 11`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>5`7" x 5`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 9`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`4" x 9`7"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>10`4" x 5`7"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>14`6" x 10`1"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>10`4" x 9`7"</b>
<b>Laundry</b>	<b>Basement</b>	<b>9`11" x 9`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`8" x 9`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`11" x 9`7"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`4" x 6`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`6" x 11`4"</b>

**Dining Room** Main 14`6" x 10`1"  
**Kitchen** Basement 10`4" x 9`7"  
**Laundry** Basement 9`11" x 9`7"  
**Bedroom - Primary** Main 11`8" x 9`11"  
**Bedroom** Basement 12`11" x 9`7"  
**3pc Bathroom** Main 8`4" x 6`2"

**Living Room** Main 17`3" x 12`1"  
**Living Room** Basement 12`11" x 11`11"  
**Furnace/Utility Room** Basement 5`7" x 5`4"  
**Bedroom** Main 10`6" x 9`7"  
**Bedroom** Basement 11`4" x 9`7"  
**3pc Bathroom** Basement 10`4" x 5`7"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **56610**

Zoning: **R-CG**

Remarks

Pub Rmks: **ATTENTION INVESTORS, BUILDERS, and DEVELOPERS! Location, location location. This west facing bungalow is situated in the quiet street that close to many amenities, schools and downtown. The main floor was recently upgraded with open floor concept and stainless steel appliances. Lower fully suited 2 bedroom 1 bathroom provides perfect situation for live up and rent down. Single front drive attached garage and detached RV oversized garage give plenty of parking and storage spaces. Book a showing today.**

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

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

















