



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**82 GORDON Drive, Calgary T3E 5A8**

MLS® #: **A2164932** Area: **Glamorgan** Listing **09/12/24** List Price: **\$599,900**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1960**  
Lot Information  
 Lot Sz Ar: **5,392 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,145**  
 Low Sqft:  
 Ttl Sqft: **1,145**

DOM

**7**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **See Remarks**  
 Park Feat: **Alley Access, Double Garage Detached, Insulated, Oversized, See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Brick, Stucco, Vinyl Siding**  
 Flooring: **Hardwood, Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 4`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`11" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 9`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 8`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`2" x 10`1"</b>	<b>Foyer</b>	<b>Main</b>	<b>3`8" x 3`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`4" x 11`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`3" x 13`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`5" x 12`4"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2642HQ**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **AMAZING LOCATION, ENORMOUS GARAGE, NEWER ROOF (2019), NEWER FURNACE (2020). Additional features include a large 54 feet wide by 100 feet deep lot located in a friendly family neighbourhood, unspoiled basement with a bathroom, great bones, huge insulated detached garage (27 x 27), 3 bedrooms, 3 bathrooms, south facing front yard perfect for solar panels, and a large enough backyard to park an RV and still have yard leftover for outdoor entertaining and enjoyment. This great location is walking distance to schools, MRU, multiple shopping centres with every type of store you could want, North Glenmore Park, neighbourhood parks, baseball diamonds, soccer field(s), and transit linking to all parts of the city. In case of an emergency, Rockyview and Foothills hospitals are a short drive away. And getting out of the city only takes minutes since Glenmore Trail, Sarcee Trail, and Stoney Trail are close by too. Some big expenses have been taken care of recently, as the roof was replaced in September of 2019, and the furnace was replaced in December of 2020. This gem won't last long, so book your showing now.**

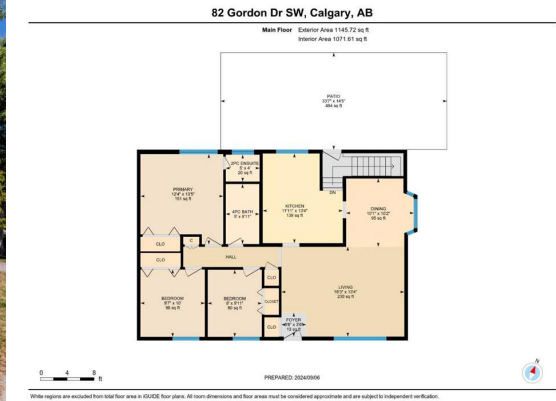
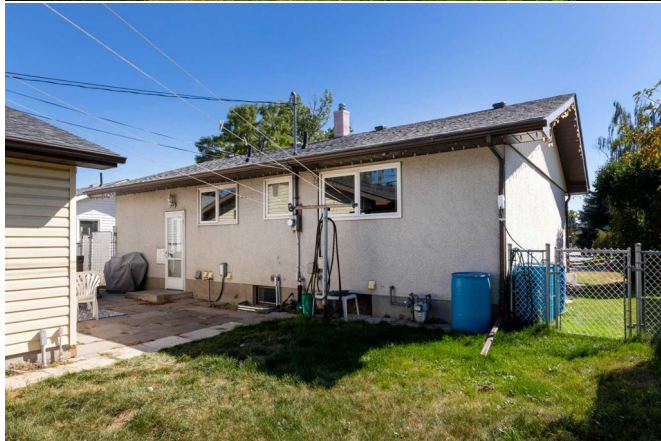
Inclusions:  
Property Listed By: **Sauna, Tanning Bed, Hot Tub ("as is")  
Real Estate Professionals Inc.**

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









82 Gordon Dr SW, Calgary, AB

Basement (Below Grade) Exterior Area 1073.04 sq ft  
Interior Area 906.11 sq ft



0 2 4 ft

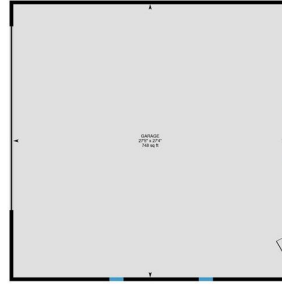
PREPARED 2024/09/06



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

82 Gordon Dr SW, Calgary, AB

Detached Garage Exterior Area 789.15 sq ft  
Interior Area 747.68 sq ft



0 2 4 ft

PREPARED 2024/09/06



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