



THE
A-TEAM

**RE/MAX
FIRST**

11344 84 Street, Calgary T2C 4T4

MLS® #: **A2165000** Area: **Shepard Industrial** Listing Date: **09/11/24** List Price: **\$639,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1935**
Lot Information
 Lot Sz Ar: **15,246 sqft**
 Lot Shape:

DOM

8
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Back Lane, Back Yard, City Lot, Front Yard, Level, Many Trees**
 Park Feat: **RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Stucco, Wood Frame**
 Heating: **Central** Flooring: **Carpet, Hardwood, Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Combination**

Kitchen Appl: **Electric Stove, Gas Water Heater, Microwave, Range Hood, Refrigerator**
 Int Feat: **No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 5`4"	4pc Bathroom	Main	8`2" x 7`11"
Dining Room	Main	12`4" x 11`5"	Foyer	Main	11`10" x 11`3"
Kitchen	Main	13`3" x 11`7"	Living Room	Main	12`4" x 17`6"
Office	Main	12`8" x 17`8"	Other	Main	4`3" x 18`8"
Bedroom	Second	12`10" x 12`7"	Bedroom	Second	13`4" x 8`3"
Bedroom	Second	14`4" x 18`1"	Bedroom	Second	14`11" x 29`8"
4pc Bathroom	Second	10`3" x 11`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-1s

4729L

Remarks

Pub Rmks: **Investors and builders come check out this awesome spot located off Stoney trail! Enjoy the peace and quiet great home with a country-living feel within the city limits of the country with only minutes from shopping, parks and restaurants!. This 2323.74 Sq feet house on two lots totaling .35 Acres Lot . This property has much potential for development or is ideal for mechanics, welders ,Small Business, or for anyone wanting a extra space for equipment or material storage on a property . Many improvements include the following: new roof Shingles on the house (2023); and new hot water tank (2023).High efficiency Furnace. This house has 3 entry doors. Main door has a wide open area and Large Kitchen with Dining area and living room and another sitting area which can be converted into another Bedroom . Main level also has a 4 pc bath and another 2 pc washroom. 4 good sized bedrooms and another full 4 pc washroom and huge Bonus room on the upper floor. Quick and easy access to all main roads leading to downtown as well as the ring road makes the location of this home ideal for all of your travel plans. This home is ready for immediate possession and for your personal touch. Call today for your private showing! ideal for mechanics, welders or anyone wanting a Investment property !**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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









