



THE
A-TEAM

**RE/MAX
FIRST**

4148 42 Street, Calgary T3E 3N3

MLS®#: **A2165094**

Area: **Glamorgan**

Listing Date: **09/13/24**

List Price: **\$684,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1958**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,021**
Low Sqft:
Ttl Sqft: **1,021**

DOM

6

Layout

Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Interior Lot,Level,Private,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Refrigerator,Washer,Window Coverings**
Int Feat: **Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`7" x 16`4"
Dining Room	Main	7`11" x 9`0"
Bedroom	Main	11`6" x 8`0"
4pc Bathroom	Main	11`6" x 5`1"
Bedroom	Basement	10`8" x 11`6"
Game Room	Basement	22`4" x 15`6"
Furnace/Utility Room	Basement	11`9" x 12`6"

Room	Level	Dimensions
Kitchen	Main	11`8" x 13`5"
Bedroom - Primary	Main	11`7" x 12`11"
Bedroom	Main	8`2" x 10`1"
3pc Bathroom	Basement	5`1" x 7`10"
Bedroom	Basement	10`10" x 11`6"
Storage	Basement	11`0" x 12`6"

Title: **Fee Simple**
Legal Desc: **567HH**

Zoning: **R-C1**

Remarks

Pub Rmks: **Perfectly poised in one of Calgary's most desirable and mature inner-city communities, Glamorgan, this family home is ready for new homeowners! Set on a 60x100' (5,997 Sq Ft) R-C1 zoned lot, a great opportunity presents itself for investors, builders or buyers looking to personalize this property and make it their own. The bungalow presents a truly functional floor plan with bright living and dining rooms; a cute well-kept vintage kitchen; and 3 spacious bedrooms on the main floor that share a full bath. Downstairs you will find a large rec room, laundry, 2 more spacious bedrooms and full bath. Don't miss the large backyard and oversized double detached garage. This property is located mere minutes to the incredible shopping and restaurant selections in Signal Hill and Westhills; a short commute into downtown, and to the boutique shopping and incredible eateries of the 17th Avenue Entertainment District and Marda Loop; ease of access to Glenmore and Sarcee Trails, Richmond Road and subsequently Crowchild Trail for a quick commute. The Grey Eagle Casino, incredible parks, schools including Mount Royal University, golf, tennis courts and public transportation are all close by. Join a vibrant community where everything you need is right at your fingertips. Embrace the ultimate in convenience and luxury with this prime opportunity. Book your showing today! ****OPEN HOUSE Saturday, September 14th from 2:30 - 4:30pm******

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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









