



THE
A-TEAM

**RE/MAX
FIRST**

1832 48 Street, Calgary T1Y2V4

MLS®#: **A2165124**

Area: **Rundle**

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

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**

Finished Floor Area

Abv Sqft: **947**
Low Sqft:
Ttl Sqft: **947**

Lot Information

Lot Sz Ar: **5,005 sqft**
Lot Shape:

DOM

7

Layout

Beds: **5 (2 3)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Level,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`3" x 3`4"
Kitchen	Main	11`9" x 10`5"
Bedroom	Main	11`7" x 8`7"
Bedroom - Primary	Main	14`0" x 11`0"
Bedroom	Lower	13`7" x 10`9"
Bedroom	Lower	11`0" x 7`10"

Room	Level	Dimensions
Living Room	Main	14`8" x 14`4"
Dining Room	Main	10`8" x 9`2"
4pc Bathroom	Main	8`1" x 4`11"
Furnace/Utility Room	Lower	12`5" x 10`11"
Bedroom	Lower	13`5" x 8`4"
4pc Bathroom	Lower	7`2" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7610046

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to this well-maintained bungalow located in the heart of the family-friendly Rundle community. This home features 5 bedrooms—2 on the main level and 3 in the basement—offering plenty of space for a growing family. Each floor is equipped with a 4-piece bathroom, ensuring convenience for all. The home has been updated with a high-efficiency furnace and air conditioning, providing year-round comfort, along with upgraded insulation for energy efficiency. You'll also find an oversized double garage (22x26), ideal for extra storage or workspace. Situated in a vibrant neighborhood with parks, schools, and local shopping nearby, this property also boasts excellent access to public transportation, making commuting easy. This home offers the perfect blend of comfort, convenience, and community.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Solutions**

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







