



THE
A-TEAM

**RE/MAX
FIRST**

2212 29 Avenue, Calgary T2T 1N7

MLS®#: **A2165339** Area: **Richmond** Listing Date: **09/21/24** List Price: **\$999,900**
 Status: **Active** County: **Calgary** Change: **-\$49k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1954**
Lot Information
 Lot Sz Ar: **6,243 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **942**
 Low Sqft:
 Ttl Sqft: **942**

DOM

60
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Lawn,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Metal**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dryer,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`9" x 11`3"
Dining Room	Main	11`0" x 8`5"
Bedroom	Main	10`3" x 9`7"
Family Room	Basement	10`3" x 9`4"
Kitchenette	Basement	7`6" x 6`8"
Bedroom	Basement	10`5" x 8`10"
Laundry	Basement	7`6" x 4`1"

Room	Level	Dimensions
Kitchen	Main	13`7" x 10`2"
Bedroom	Main	13`3" x 9`10"
4pc Bathroom	Main	6`10" x 4`11"
Dining Room	Basement	7`0" x 4`6"
Bedroom	Basement	10`9" x 9`2"
4pc Bathroom	Basement	10`10" x 7`0"

Title: **Fee Simple**
Zoning: **R-C2**
Legal Desc: **4479P**

Remarks

Pub Rmks: **\$100K PRICE IMPROVEMENT! Attention Developers, Builders, and Investors. R-C2 zoning, 50 ft x 125 ft lot. Prime location in Calgary's inner city south community! Easy access to vibrant Marda Loop, excellent schools, shopping, trendy restaurants, public transit and a quick commute to the downtown core. Upon entering this bungalow, you'll find yourself in the spacious living room flowing into the dining room and kitchen. The main floor also features two spacious bedrooms and a 4-piece bathroom. With direct access to the rear deck from one of the rooms. From the kitchen, you'll find a private door with access to the backyard where you can make your way down to the laundry room or basement suite. The basement features a legal suite with a separate entrance accessed from the back yard. A spacious floorplan with newer egress windows with a full kitchen, family room, two bedrooms and 4-piece bathroom. A double oversized garage with a workshop enhances the property's functionality, with a landscaped yard, this lot holds promise for future expansion or development. Situated on a quiet street, you can relish tranquility while maintaining close proximity to essential amenities and nearby parks. Recent improvements include new windows (2021), roof (2021), furnace (2020), and hot water tank (2020). Schedule a showing today!**

Inclusions: **Dishwasher (2), Range Hood (2), Refrigerator (2), Stove (2), Shed, Hot Tub (as-is),**
Property Listed By: **RE/MAX iRealty Innovations**

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











