



THE
A-TEAM

**RE/MAX
FIRST**

428 15 Avenue, Calgary T2E 1H4

MLS® #: **A2166005**

Area: **Renfrew**

Listing Date: **09/16/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1945**

Finished Floor Area
Abv Sqft: **820**
Low Sqft:
Ttl Sqft: **820**

DOM

3
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **4,919 sqft**
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
Park Feat: **RV Access/Parking,Single Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room
4pc Bathroom Level **Main** Dimensions **7`10" x 8`3"**
3pc Ensuite bath Level **Basement**
Bedroom Level **Basement** Dimensions **11`0" x 10`8"**

Room Level Dimensions
Bedroom **Main** **11`2" x 10`3"**
Bedroom **Main** **11`6" x 9`2"**

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **791P**

Zoning: **M-C2**

Remarks

Pub Rmks: **** DEVELOPERS INVESTORS ** ZONED M-C2 ** 41 X 120 FOOT LOT****, Land value with a raised bungalow in good condition. 2 bedrooms up and 1 bedroom suite down (Grandfathered). Makes a great rental. Land Use Bylaw 1P2007.
Inclusions: **None**
Property Listed By: **Sather Real Estate Pro Brokers Ltd.**

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

