



THE
A-TEAM

**RE/MAX
FIRST**

628 AURORA Place, Calgary T2J1A2

MLS® #: **A2166152**

Area: **Acadia**

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

List Price: **\$679,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1966**

Finished Floor Area

Abv Sqft: **1,012**

Low Sqft:

Ttl Sqft: **1,012**

Lot Information

Lot Sz Ar: **6,049 sqft**

Lot Shape:

DOM

3

Layout

Beds: **4 (3 1)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Street Lighting,View**
Park Feat: **220 Volt Wiring,Double Garage Detached,Heated Garage,Oversized,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Outdoor Grill,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Washer,Window Coverings**
Int Feat: **Built-in Features,Granite Counters,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`6" x 11`0"
Game Room	Lower	27`0" x 10`8"
Bedroom - Primary	Main	13`0" x 11`0"
Bedroom	Main	11`6" x 9`0"
4pc Bathroom	Main	10`6" x 5`0"

Room	Level	Dimensions
Living Room	Main	17`6" x 13`0"
Laundry	Lower	18`6" x 11`0"
Bedroom	Main	10`6" x 9`0"
Bedroom	Lower	15`6" x 11`6"
4pc Bathroom	Lower	8`6" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1042JK

Zoning:
R-C1

Remarks

Pub Rmks: **Great opportunity to own this beautifully renovated bungalow in a perfect cul-de-sac In sought after Acadia! A solid built 4 bedroom bungalow with a huge (24x26) detached, heated, 220 volt garage!!! AND a parking pad for your boat or trailer. The Kitchen has been completely redone, opened up! It Boasts granite countertops, with new stainless steel appliances and plenty of cabinets. Engineered hardwood floors run through the entire main floor, very open floor plan, 3 bedrooms on the main floor and renovated bathroom. The lower level has a huge rec room, another good sized bedroom with a large closet and another full bathroom. The back yard is massive and has a concrete patio, fire pit and some grass for the kids! Other features are new windows throughout, oversized 55 ft lot, new electric panel, New water heater, newer furnace Heated and insulated garage, rebuilt porch in the front and the trees and bushes have been thinned out so you can enjoy the sunshine! Great inner city location, close to transit, shopping, parks and all the areas amenities! Move in and enjoy!**

Inclusions:
Property Listed By: **na
Real Broker**

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









