



THE
A-TEAM

**RE/MAX
FIRST**

2451 23 Street, Calgary T2M 3Y3

MLS®#: **A2166573**

Area: **Banff Trail**

Listing Date: **09/18/24**

List Price: **\$769,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1952**

Lot Information

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

Finished Floor Area

Abv Sqft: **1,143**
Low Sqft:
Ttl Sqft: **1,143**

DOM

1
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`0" x 12`9"
Kitchen With Eating Area	Main	11`4" x 9`5"
Bedroom	Main	11`3" x 11`2"
Kitchen	Basement	13`1" x 11`8"
Bedroom	Basement	13`3" x 12`4"
3pc Bathroom	Basement	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	14`0" x 8`7"
Bedroom - Primary	Main	15`5" x 9`5"
Bedroom	Main	11`2" x 9`5"
Family Room	Basement	19`8" x 12`6"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9110GI

Zoning:
R-C2

Remarks

Pub Rmks: ****OPEN HOUSE this SAT, Sept 21 (2:00 - 4:00 pm)**Investor and builder alert** Do not miss this well-kept Bungalow situated on an RC-2 large-size lot offering 3+1 Beds & 2 Baths in the desirable Banff Trail community. Unbeatable location! Right across from the University of Calgary, walking distance to C-train station and McMahon Stadium, minutes to SAIT, North Hill Mall, Foothills Hospital, Children's Hospital, the University District, and easy access to Downtown. Newer furnace (2009), Newer roof (2005), Newer windows (2005) and New paint. The main level offers a bright and sunny Living room, a Dining room, and a functional Kitchen, as well as three generously sized Bedrooms and a full Bath, ensuring ample comfort and convenience for the entire family. The spacious Basement is fully Finished with one Bedroom, one huge Family room, one full Bathroom, and plenty of storage space. Whether you're looking for a rental property or redevelop your dream home on this prime lot, this is the one for you! Call your favorite agent for a showing before it's gone.**

Inclusions: **Hood fan, Electric Stove in Basement, two Refrigerators in Basement (All appliances sold As-is)**

Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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









