



THE
A-TEAM

**RE/MAX
FIRST**

1532 CENTRE A Street, Calgary T2E 2Z9

MLS®#: **A2167049** Area: **Crescent Heights** Listing Date: **09/18/24** List Price: **\$799,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1945**
Lot Information
 Lot Sz Ar: **5,715 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **813**
 Low Sqft:
 Ttl Sqft: **813**

DOM

41
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Off Street**

Utilities and Features

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

Construction: **Stucco**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer, Electric Stove, Refrigerator, Washer**
 Int Feat: **Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`6" x 6`1"	Living Room	Main	16`5" x 12`5"
Bedroom - Primary	Main	12`5" x 10`4"	Kitchen	Main	10`0" x 10`11"
3pc Bathroom	Basement	9`3" x 6`1"	Bedroom	Basement	8`1" x 9`1"
Bedroom	Main	10`1" x 10`11"	Entrance	Main	3`5" x 3`6"
Walk-In Closet	Main	3`7" x 3`9"	Dining Room	Main	9`0" x 5`7"
Walk-In Closet	Basement	3`7" x 3`3"	Game Room	Basement	23`0" x 7`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

191V

Zoning:
C-COR1 f6.0h38

Remarks

Pub Rmks: **INVESTORS/BUILDERS/DREAN. 50'x115' C-COR1 CORNER LOT. Great potential for redevelopment. Cute bungalow currently rented.**
Inclusions: **None**
Property Listed By: **RE/MAX Real Estate (Central)**

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

