



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**13000 84 Street, Calgary T3S 0A4**

MLS® #: **A2168097**

Area: **NONE**

Listing Date: **10/01/24**

List Price: **\$1,599,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1976**

Finished Floor Area

Abv Sqft: **1,627**  
Low Sqft:  
Ttl Sqft: **1,627**

Lot Information

Lot Sz Ar: **174,240 sqft**  
Lot Shape:

DOM

**99**

Layout

Beds: **5 (2 3 )**  
Baths: **2.0 (2 0)**  
Style: **Acreeage with Residence,Bungalow**

Parking

Ttl Park: **0**  
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Environmental Reserve,Landscaped,Many Trees  
Carport,Triple Garage Attached**

Utilities and Features

Roof: **Wood**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,Open Floorplan,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	25`5" x 14`0"
Covered Porch	Main	32`1" x 7`0"
Kitchen	Main	14`10" x 13`6"
Bedroom - Primary	Main	14`1" x 11`7"
Bedroom	Main	9`5" x 11`6"
Bedroom	Basement	12`2" x 11`0"
3pc Bathroom	Basement	5`5" x 8`2"

Room	Level	Dimensions
Game Room	Main	14`1" x 9`5"
Dining Room	Main	14`9" x 13`11"
Covered Porch	Main	7`8" x 25`10"
4pc Bathroom	Main	10`8" x 4`11"
Entrance	Main	11`10" x 8`6"
Storage	Basement	5`8" x 8`9"
Laundry	Basement	8`6" x 11`5"

**Game Room**  
**Flex Space**  
**Walk-In Closet**

**Basement**  
**Basement**  
**Basement**

**12`9" x 14`3"**  
**18`1" x 10`11"**  
**11`2" x 3`9"**

**Bedroom**  
**Walk-In Closet**  
**Bedroom**

**Basement**  
**Basement**  
**Basement**

**9`7" x 12`0"**  
**3`7" x 5`7"**  
**11`2" x 20`6"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9112322**

Zoning:  
**S-FUD**

Remarks

Pub Rmks: **Development Opportunity!! Beautiful 1627 sq foot large bungalow on Appx. 4 Acres ACERAGE of Prime land within the City of Calgary Zoned S-FUD, near new subdivision HOTCHKISS, huge potential for future land development. Inside you have vaulted ceilings, 2 real wood burning FP. 2 Full baths, 5 bedrooms in total. House has 2 newer Furnaces, Hot Water, new roof. Huge Garage with a double door, but space for triple. 2 double car ports, so fits 4 vehicles. Amazing views of the Mountains, and city view at night. This is a great holding property for the future but is also perfect for trucking/small home business. With Easy Access to Highway 22X and Stoney Trail. Backing onto beautiful Ralph Klein Park.**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bravo Realty**

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











