



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: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1976**
Lot Information
 Lot Sz Ar: **174,240 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,627**
 Low Sqft:
 Ttl Sqft: **1,627**

DOM

63
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: **Environmental Reserve,Landscaped,Many Trees**
 Park Feat: **Carport,Triple Garage Attached**

Utilities and Features

Roof: **Wood** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Linoleum**
 Sewer: Water Source:
 Ext Feat: **None** 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	Room	Level	Dimensions
Living Room	Main	25`5" x 14`0"	Game Room	Main	14`1" x 9`5"
Covered Porch	Main	32`1" x 7`0"	Dining Room	Main	14`9" x 13`11"
Kitchen	Main	14`10" x 13`6"	Covered Porch	Main	7`8" x 25`10"
Bedroom - Primary	Main	14`1" x 11`7"	4pc Bathroom	Main	10`8" x 4`11"
Bedroom	Main	9`5" x 11`6"	Entrance	Main	11`10" x 8`6"
Bedroom	Basement	12`2" x 11`0"	Storage	Basement	5`8" x 8`9"
3pc Bathroom	Basement	5`5" x 8`2"	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
Legal/Tax/Financial

Basement
Basement
Basement

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

Title:
Fee Simple
Legal Desc:

9112322

Zoning:
S-FUD

Remarks

Pub Rmks: **Development Opportunity!! Beautiful 1627 sq foot large bungalow on 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:
Property Listed By: **N/A**
Century 21 Bravo Realty

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











