



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**632 12 Avenue, Calgary T2E 1B1**

MLS® #: **A2169292**

Area: **Renfrew**

Listing Date: **09/28/24**

List Price: **\$784,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1944**

Lot Information

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
Park Feat: **Double Garage Detached**

DOM

**84**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground,Private Yard**

Construction: **Wood Frame**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Refrigerator,Stove(s),Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`5" x 10`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 10`0"</b>	<b>Family Room</b>	<b>Basement</b>	<b>14`4" x 11`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`11" x 10`7"</b>	<b>Laundry</b>	<b>Basement</b>	<b>7`0" x 7`0"</b>

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **H-GO**

Legal Desc: 470P

Remarks

Pub Rmks: **INVESTOR ALERT / BUILDER ALERT 50 ft by 120 ft RC-G lot with a small house on it or you can rent it. Currently house is vacant and recently renovated with New Kitchen , new Bathroom fixtures , new paint, New flooring on whole main floor, New Electrical panel inside the home and Sub panel in the garage. it has one large bedroom and full bath, living room with hardwood floors, a workable kitchen and full finished basement. Double detached garage at back. Huge backyard for garden. Close to bus stop, school, easy access to highway 1 & 2, about 10 minutes to downtown. The whole area has infills already built.**

Inclusions: NA  
Property Listed By: RE/MAX Complete Realty

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







