



THE
A-TEAM

**RE/MAX
FIRST**

203 78 Avenue, Calgary T2H 1C5

MLS® #: **A2170816**

Area: **Fairview**

Listing Date: **10/04/24**

List Price: **\$574,649**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 15-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**
Lot Information
Lot Sz Ar: **5,500 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,125**
Low Sqft:
Ttl Sqft: **1,125**

DOM

48

Layout

Beds: **4 (3 1)**
Baths: **1.5 (1 1)**
Style: **3 Level Split**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Few Trees,Front Yard,Lawn,Landscaped,Street Lighting,Rectangular Lot,Sloped Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Rear Drive

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s),Forced Air,Natural Gas,Wood**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick,Stucco,Wood Siding**
Flooring: **Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Smoking Home,Storage,Track Lighting,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`3" x 12`7"
Kitchen With Eating Area	Main	12`8" x 11`4"
Bedroom	Second	11`2" x 8`3"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Lower	9`5" x 9`8"
Storage	Lower	23`8" x 21`0"

Room	Level	Dimensions
Dining Room	Main	11`9" x 8`7"
Bedroom - Primary	Second	11`3" x 10`11"
Bedroom	Second	11`4" x 8`7"
Family Room	Lower	17`0" x 10`4"
2pc Bathroom	Lower	0`0" x 0`0"
Furnace/Utility Room	Lower	12`5" x 10`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3323HR

Zoning:
R-CG

Remarks

Pub Rmks: **WOW, BACK on the MARKET after SOMEBODY didn't get their FINANCING in place?.....What a Beauty and This is NOT your GRANDMA's house! It's in MOVE-IN Condition FRESHLY painted with NEWER WINDOWS and LIGHTING fixtures, NEWer HOT water tank and Furnace, Renovated Kitchen with Updated Maple Cabinets, counter-tops, Track lighting and Stainless steel appliances. HUGE MASSIVE 45'x25' SUNNY SOUTH FACING DECK and Backyard...PERFECT FOR ENTERTAINING the WHOLE family..... HEY, INVESTORS Did I forget to MENTION that the DOUBLE HEATED 21'x22' garage has 8" thick CONCRETE WALLS suitable for a POSSIBLE Carriage suite above? (Suite subject to city approval) You NEED to see this? You know who to call.....?**

Inclusions:
Property Listed By: **Shed
Real Estate Professionals Inc.**

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







