



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8704 6 Street, Calgary T2H 2A8**

MLS®#: **A2171079**

Area: **Acadia**

Listing Date: **10/05/24**

List Price: **\$624,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 22-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1973**

Lot Information

Lot Sz Ar: **5,102 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,112**  
Low Sqft:  
Ttl Sqft: **1,112**

DOM

**24**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,City Lot,Cul-De-Sac,Landscaped,Level,Street Lighting,See Remarks**  
Park Feat: **Gravel Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Barbecue,Playground**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Laminate,Linoleum,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`7" x 12`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`5" x 13`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`4" x 8`11"</b>
<b>Den</b>	<b>Lower</b>	<b>14`4" x 10`10"</b>
<b>Laundry</b>	<b>Lower</b>	<b>24`11" x 13`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`8" x 4`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 9`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`10" x 11`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 8`8"</b>
<b>Game Room</b>	<b>Lower</b>	<b>23`4" x 19`10"</b>
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 4`5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1118LK**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **" A RARE FIND " ACADIA BEST LOCATION NEXT TO PARK AND CUL-DE-SAC LOCATION!! SOLID BUNGALOW! THE KITCHEN WAS UPGRADED. THERE ARE 3 BEDROOMS UP AND A HALF BATH OFF THE MASTER. THE LOWER LEVEL HAS A DEN AND A LARGE RECREATION ROOM. SUPER AWESOME SETTING FACING THE PARK. EASY ACCESS TO HERITAGE DRIVE AND CLOSE TO ALL AMENITIES. SHOW AND SELL!!**

Inclusions: **BBQ , SHED ,CEILING FAN**

Property Listed By: **RE/MAX Real Estate (Central)**

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







