



THE
A-TEAM

**RE/MAX
FIRST**

477 72 Avenue, Calgary T2K 5H8

MLS®#: **A2171191**

Area: **Huntington Hills**

Listing Date: **10/06/24**

List Price: **\$685,000**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 11-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,155 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,015**
Low Sqft:
Ttl Sqft: **1,015**

DOM

58
Layout
Beds: **5 (3 2)**
Baths: **4.0 (4 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Range Hood**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	33`9" x 39`4"
Bedroom - Primary	Main	13`7" x 15`0"
Bedroom	Main	14`4" x 8`8"
Bedroom	Basement	13`6" x 9`9"
4pc Ensuite bath	Main	
3pc Bathroom	Lower	

Room	Level	Dimensions
Living Room	Main	39`4" x 35`1"
Bedroom	Main	10`8" x 8`8"
Bedroom	Basement	9`10" x 13`3"
Dining Room	Main	13`0" x 6`10"
4pc Bathroom	Main	
3pc Bathroom	Lower	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1259LK

Remarks

Pub Rmks:

PRICE REDUCED !! Open House Sat. Nov 16 2:00 - 4:30 and Open House Sun. Nov 17 1:00 - 3:00 This 5 bedroom 4 bath home is fully renovated with illegal basement suite is backing onto a laneway and playground/park. Development Permits approved by City of Calgary. Newer tile roof that can stand up to any weather. Detached double garage and wonderful outdoor space that includes a generous back deck and deck off the front of the house. Close to schools and shopping with easy access to 64th Ave and Deerfoot Tr. The open plan main floor, with new LVP flooring throughout, is flooded by large windows on both the North and South side as well as 2 skylights in the great room making this a very bright welcoming space. Quartz countertops on all counter surfaces, new kitchen cabinets and island. Double French doors lead out to the large rear deck that spans across the entire back of the house and looks over the park and playground just behind the home. Generous primary bedroom with French doors leading to the deck and a very bright main floor bath with skylight. Basement has illegal suite boasting full kitchen 2 bedrooms and 2 bathrooms. This house as so much to offer in a very convenient location made for family living.

Inclusions:
Property Listed By:

None
RE/MAX Real Estate (Mountain View)

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











