



THE
A-TEAM

**RE/MAX
FIRST**

6736 43 Avenue, Calgary T1Y 5P1

MLS®#: **A2172100**

Area: **Temple**

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

List Price: **\$499,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
 Year Built: **1981**

Lot Information
 Lot Sz Ar: **2,766 sqft**
 Lot Shape:

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Single Garage Detached**

Finished Floor Area
 Abv Sqft: **914**
 Low Sqft:
 Ttl Sqft: **914**

DOM

72

Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**

Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Refrigerator,Washer/Dryer Stacked**
 Int Feat:
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	8`10" x 7`0"
Dining Room	Main	9`7" x 9`11"
Living Room	Main	15`2" x 11`6"
4pc Bathroom	Basement	4`11" x 6`10"
Bedroom	Basement	13`9" x 10`0"
Game Room	Basement	11`0" x 13`8"

Room	Level	Dimensions
Bedroom	Main	8`10" x 10`9"
Kitchen	Main	8`1" x 9`7"
Bedroom - Primary	Main	12`7" x 11`10"
Bedroom	Basement	8`0" x 10`9"
Kitchen	Basement	13`0" x 13`7"
Furnace/Utility Room	Basement	9`4" x 11`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8010774

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to the beautiful & amenities full community of Temple northeast Calgary. This RARE FIND Semi detached & Bi Level house comes with 4 Bedrooms, Basement Suite (illegal) & a back Car garage, very close to the School, bus stop, Plaza & many more. Upon entering, you're greeted by a great sized Living area with ample windows adjoining a decent sized Dining area. The fully renovated kitchen comes with the stainless steel appliances. On this floor you will get 2 very good sized bedrooms along with the decent sized windows in it & a 4 Piece Bathroom. Basement has a separate entrance & comes with 2 Bedrooms, 1 Full bathroom, separate laundry & a fully renovated kitchen with a good sized Living & a Dining area. This house comes with a good sized Back Car Garage & this beautifully renovated house sits on a corner lot with lots of yard space. Just minutes away from all the amenities, you can own this house just under \$500 k. Book your showings Today!!**

Inclusions:
Property Listed By: **NONE**
Coldwell Banker YAD Realty

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







