



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 MARGATE Place, Calgary T2A 3E4**

MLS®#: **A2173018**

Area: **Marlborough**

Listing **10/15/24**

List Price: **\$569,900**

Status: **Active**

County: **Calgary**

Date:  
Change: **-\$20k, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1971**

Lot Information

Lot Sz Ar: **4,650 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

DOM

**36**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Private Yard**

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

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

Room Information

| <u>Room</u>           | <u>Level</u>    | <u>Dimensions</u>    |
|-----------------------|-----------------|----------------------|
| <b>Kitchen</b>        | <b>Main</b>     | <b>12`1" x 9`9"</b>  |
| <b>Dining Room</b>    | <b>Main</b>     | <b>8`3" x 8`0"</b>   |
| <b>Bedroom</b>        | <b>Main</b>     | <b>10`1" x 9`11"</b> |
| <b>Den</b>            | <b>Main</b>     | <b>11`2" x 9`6"</b>  |
| <b>Eat in Kitchen</b> | <b>Basement</b> | <b>13`9" x 10`7"</b> |
| <b>Bedroom</b>        | <b>Basement</b> | <b>12`5" x 8`11"</b> |

| <u>Room</u>              | <u>Level</u>    | <u>Dimensions</u>    |
|--------------------------|-----------------|----------------------|
| <b>Living Room</b>       | <b>Main</b>     | <b>15`8" x 12`7"</b> |
| <b>Bedroom - Primary</b> | <b>Main</b>     | <b>13`6" x 9`11"</b> |
| <b>3pc Bathroom</b>      | <b>Main</b>     |                      |
| <b>Living Room</b>       | <b>Basement</b> | <b>16`2" x 15`5"</b> |
| <b>Bedroom</b>           | <b>Basement</b> | <b>11`1" x 8`11"</b> |
| <b>4pc Bathroom</b>      | <b>Basement</b> |                      |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**312LK**

Remarks

Pub Rmks: **Double front drive attached garage!! Welcome to 55 Margate Place NE. This fantastic bungalow on a pie-shaped lot in a quiet cul-de-sac with an illegal basement suite is ready for its new owners. The main floor has been fully updated with new flooring, carpet, paint, lighting, and appliances. The open-concept main floor is made to entertain with plenty of natural light. The main floor has two bedrooms, a three-piece bathroom, and a den/office that was formerly a bedroom and could be easily converted back if needed. Head to the basement, where you will find a spacious living room, a wood-burning fireplace and a kitchen with a dining area. Two bedrooms and a 4-piece bathroom complete the basement. The backyard has a new fence, deck, and plenty of room to enjoy those warm summer nights. This home is move-in ready and awaiting a new family. Book your private showing today!!**

Inclusions: **N/A**  
Property Listed By: **Paramount Real Estate Corporation**

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









