



THE
A-TEAM

**RE/MAX
FIRST**

3615 27A Avenue, Calgary T2B0E4

MLS® #: **A2174248**

Area: **Dover**

Listing Date: **10/20/24**

List Price: **\$365,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,069

Year Built:

1970

Low Sqft:

Ttl Sqft:

1,069

Lot Information

Lot Sz Ar:

31 sqft

Lot Shape:

DOM

33

Layout

Beds:

4 (3 1)

Baths:

1.0 (1 0)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Front Yard,Low Maintenance Landscape,Rectangular Lot
Carport**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None,Storage**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18` 4" x 11` 8"	Kitchen	Main	8` 5" x 8` 4"
Dining Room	Main	9` 2" x 8` 2"	Foyer	Main	6` 2" x 4` 0"
Bedroom - Primary	Second	14` 9" x 8` 8"	Bedroom	Second	9` 9" x 8` 10"
Bedroom	Second	9` 3" x 9` 2"	4pc Bathroom	Second	8` 4" x 4` 11"
Bedroom	Lower	16` 9" x 10` 10"	Other	Lower	8` 11" x 6` 5"
Laundry	Lower	18` 0" x 8` 8"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **7707JK**

Zoning:
DC

Remarks

Pub Rmks: **FULLY RENOVATED EXCELLENT STARTER HOME WITH 4 BEDROOMS. BEAUTIFUL KITCHEN,, MAIN FLOOR OFFERS A LIVING ROOM, KITCHEN, UPPER FLOOR 3 BEROOMS. BASEMENT HAS ONE BEDROOM & LAUNDRY & FURNACE ROOM. CLOSE TO ALL AMENITIES, DO NOT MISS OPPORTUNITY TO VIEW THIS PROPERTY.**

Inclusions: **NON**

Property Listed By: **First Place Realty**

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







