



THE
A-TEAM

**RE/MAX
FIRST**

4823 34 Avenue, Calgary T1Y 1R7

MLS®#: **A2175115** Area: **Whitehorn** Listing Date: **10/29/24** List Price: **\$579,990**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1974**
Lot Information
 Lot Sz Ar: **5,198 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,101**
 Low Sqft:
 Ttl Sqft: **1,101**

DOM

85
Layout
 Beds: **4 (2 2)**
 Baths: **2.5 (2 1)**
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Lawn,Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	7`0" x 5`6"	4pc Bathroom	Main	10`5" x 7`7"
Bedroom	Main	10`6" x 9`11"	Dining Room	Main	12`1" x 8`7"
Kitchen	Main	9`8" x 9`3"	Laundry	Main	5`5" x 7`2"
Living Room	Main	15`6" x 14`8"	Bedroom - Primary	Main	10`4" x 18`8"
4pc Bathroom	Basement	7`10" x 4`11"	Bedroom	Basement	13`3" x 17`1"
Bedroom	Basement	11`3" x 8`7"	Game Room	Basement	22`10" x 20`4"
Furnace/Utility Room	Basement	7`10" x 8`0"			

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

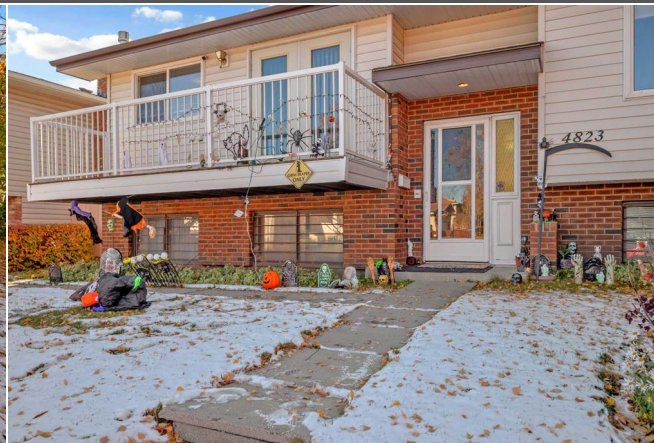
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Remarks

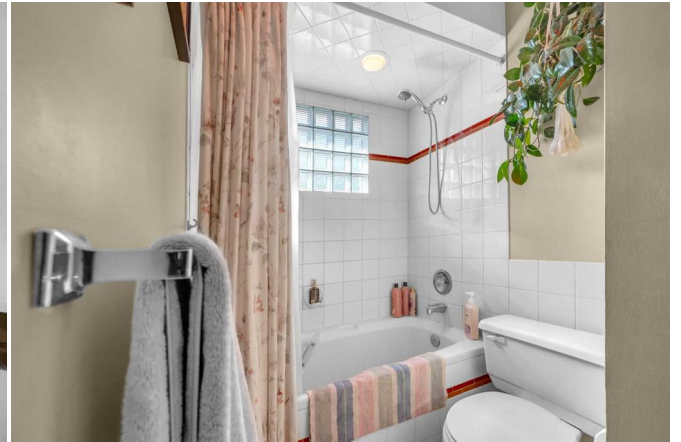
Pub Rmks: **Welcome to this charming bi-level home located in the desirable community of Whitehorn, North East Calgary! This property sits on a generous 52-foot-wide lot with over 5,000 square feet of lot size and includes a double detached garage. The house offers 4 bed 2.5 bath and 1101 sqft above grade. As you enter the main floor, you are welcomed into a bright and inviting living room on the right. The main level also features two spacious bedrooms and one and a half baths, including a convenient half bath in the master bedroom for added privacy and functionality. The well-laid-out kitchen is located on the left, separated by a glass partition, adding a modern touch and enhancing the open-concept feel of the home. A dedicated washer and dryer are conveniently located on this floor, with a side door offering direct access to the backyard. The lower level boasts a large family room that can easily serve as a recreational space or game room, as well as a full bathroom and two additional bedrooms, providing versatile living space. With 1,101 square feet above grade and a similar amount of space on the lower level, this home offers ample room for families, first-time buyers, or investors. Nestled in a vibrant community, this home is close to schools, bus stops, and major roads like McKnight Boulevard and Stoney Trail. Essential amenities are just minutes away, with Peter Lougheed Hospital and Sunridge Mall both within a five-minute drive. This property presents a fantastic opportunity for first-time homebuyers looking to start their homeownership journey or investors interested in maximizing the RCG zoning for future infill development. With the option to live on the main floor and make updates to the basement, this home offers plenty of potential. Don't miss out on this unique opportunity in Whitehorn! Book your showing today and experience all this bi-level gem has to offer. Contact your favorite realtor to arrange a tour.**

Inclusions: **N/A**
 Property Listed By: **eXp Realty**

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













4823 34 Ave NE, Calgary, AB

Main Floor Exterior Area 1101.12 sq ft
Interior Area 1020.38 sq ft



0 3 6 ft PREPARED: 2024-10-25

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 874.00 sq ft
Interior Area 859.78 sq ft

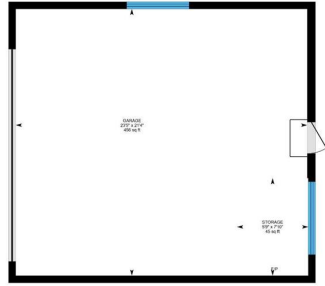


0 3 6 ft PREPARED: 2024-10-25

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Detached Garage Excluded Area 500.29 sq ft



PREPARED: 2024-10-25



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