



THE
A-TEAM

**RE/MAX
FIRST**

4004 21 Avenue, Calgary T2B0B3

MLS®#: **A2175809**

Area: **Forest Lawn**

Listing Date: **10/28/24**

List Price: **\$640,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1969**

Lot Information

Lot Sz Ar: **6,300 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,377**
Low Sqft:
Ttl Sqft: **1,377**

DOM

24

Layout

Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,City Lot,Corner Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **See Remarks**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9'0" x 11'6"	Sunroom/Solarium	Main	11'7" x 23'5"
4pc Bathroom	Main	5'0" x 11'5"	Bedroom - Primary	Main	11'5" x 10'6"
Bedroom	Main	8'8" x 11'1"	Bedroom	Main	9'9" x 11'4"
Bedroom	Lower	11'0" x 13'5"	Bedroom	Lower	9'1" x 10'8"
3pc Bathroom	Lower	6'10" x 4'0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4984JK

Zoning:
R-CG

Remarks

Pub Rmks: **50 x 126FT - Corner Lot - RCG - DP has been submitted into the city (approx 3 months for approval) - 5 bedrooms 2 Full Baths, Ac, Heated Garage, Separate entrance for the basement, Central location! Plans are for 4 townhomes with legal suites - House is fully rentable (Was rented for \$2800 per month)**

Inclusions: **N/A**

Property Listed By: **The Real Estate District**

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











