



THE
A-TEAM

**RE/MAX
FIRST**

1919 69 Avenue #15, Calgary T2C 2C2

MLS® #: **A2176427**

Area: **Ogden**

Listing Date: **10/29/24**

List Price: **\$419,900**

Status: **Pending**

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:

912

Year Built:

1977

Low Sqft:

Ttl Sqft:

912

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

53

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Corner Lot

Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Wood Frame

Flooring:

Carpet,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

Open Floorplan,See Remarks

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`8" x 12`6"	Dining Room	Main	8`10" x 8`2"
Bedroom - Primary	Main	11`10" x 11`10"	Bedroom	Main	12`2" x 8`2"
Kitchen	Main	12`6" x 8`2"	4pc Bathroom	Main	
4pc Bathroom	Lower		Bedroom	Lower	12`6" x 8`6"
Bedroom	Lower	11`2" x 11`2"	Storage	Lower	

Family Room

Lower

19` 4" x 11` 6"

Legal/Tax/Financial

Condo Fee:
\$554

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7811604**

Remarks

Pub Rmks: **WOW! 4 bedrooms 2 full bathrooms over 1800 sq ft total developed area, Wall removed to open up the floorplan, 2 parking stalls, Wood burning fireplace, hardwood floors, new paint, new blinds, new kitchen floor, and a fantastic central location. Was rented for \$1850 Vacant and ready for occupancy. Basement developed with 2 bedrooms, family room and 1-4 pce bathroom.**

Inclusions:
Property Listed By: **n/a**
Boutique Properties Inc.

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









