



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: **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:

**912**

Year Built:

**1977**

Low Sqft:

Ttl Sqft:

**912**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**23**

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

**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**









