



THE
A-TEAM

**RE/MAX
FIRST**

2015 46 Avenue, Calgary T2T 5S1

MLS® #: **A2176584** Area: **Altadore** Listing Date: **10/31/24** List Price: **\$771,900**
 Status: **Active** County: **Calgary** Change: **-\$3k, 13-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1958**
Lot Information
 Lot Sz Ar: **3,046 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **870**
 Low Sqft:
 Ttl Sqft: **870**

DOM

22
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow,Side by Side**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Level,Many Trees,Street Lighting,Paved**
 Park Feat: **Oversized,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Wood Frame**
 Flooring: **Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`1" x 9`11"	Dining Room	Main	111`0" x 8`11"
Living Room	Main	14`9" x 12`9"	Laundry	Main	3`0" x 2`4"
Bedroom - Primary	Main	13`3" x 9`5"	Bedroom	Main	10`10" x 9`5"
Kitchen	Basement	11`8" x 10`0"	Living Room	Basement	12`11" x 11`8"
Laundry	Basement	7`4" x 6`9"	Bedroom - Primary	Basement	12`4" x 10`8"
Bedroom	Basement	10`4" x 7`4"	4pc Bathroom	Main	

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1440AK

Remarks

Pub Rmks: **FULLY RENOVATED TWO UNITS** semi detached home in the beautiful community of **ALTADORE!** **EVERYTHING** has been changed in this home ! Upstairs you will find two good sized bedrooms with a 4pc bathroom, fully renovated kitchen with quartz counters and back splash, stainless steel appliances, large living room / dining room area and its own stacked washer dryer. In the basement you have two good sized bedrooms with big windows, 4 piece bathroom, large living room, **FULL SIZE** kitchen and laundry. **SOUTH** large facing back yard, mature trees, large gravel parking pad (25x23). The home has soundproofing insulation in between the two floors, separate entrances for each unit, separate amenity space for each unit. Location is 10 out of 10 - step to the bus stop, **SANDY BEACH**, dog park, Glenmore Athletic Park, Glenmore Aquatic Centre, all schools close by, trendy coffee shops and restaurants, 7 minutes to downtown and all amenities close by! This home is a **MUST SEE !**

Inclusions: **none**
Property Listed By: **RE/MAX First**

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











