



THE
A-TEAM

**RE/MAX
FIRST**

3723 7 Avenue, Calgary T2N 4J1

MLS®#: **A2176618**

Area: **Parkdale**

Listing Date: **10/31/24**

List Price: **\$570,500**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 20-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

951

Year Built:

1972

Low Sqft:

Ttl Sqft:

951

Lot Information

Lot Sz Ar:

3,573 sqft

Lot Shape:

DOM

51

Layout

Beds:

4 (3 1)

Baths:

2.0 (2 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space

Driveway,On Street,Parking Pad

Utilities and Features

Roof: **Flat**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Brick,Stucco,Wood Frame

Flooring:

Carpet

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Refrigerator,Washer

Int Feat:

Quartz Counters

Utilities:

Room Information

Room
Bedroom - Primary
Bedroom
Bedroom

Level
Upper
Upper
Basement

Dimensions
11`1" x 12`0"
8`11" x 11`11"
19`5" x 13`8"

Room
Bedroom
4pc Bathroom
3pc Bathroom

Level
Upper
Upper
Basement

Dimensions
9`1" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-CG

Legal Desc:

7499JK

Remarks

Pub Rmks: ****PRICE REDUCED FOR A QUICK SALE!** **ATTENTION INVESTORS & FIRST-TIME HOME BUYERS** Welcome to this RENOVATED half duplex bi-level in the beautiful community of Parkdale! 3 Bedrooms Up, 1 BEDROOM ILLEGAL BASEMENT RENTAL SUITE -- SEPARATE LAUNDRY, 2 full baths, NEW ROOF, NEW VINYL PLANK FLOORING, NEW CARPET, NEW LIGHTING, FRESH PAINT INCLUDING KITCHEN CABINETS, NEW QUARTZ COUNTER-TOPS, NEW BASEBOARDS AND TRIM, NEW KITCHEN WINDOW, NEW BASEMENT SHOWER, NEWER FURNACE & HOT WATER TANK, NEW BLINDS. 2 car driveway in front. Proximity to downtown Calgary, Bow River Pathway, University of Calgary, Foothills Hospital, Stoney Trail, & more.**

Inclusions: **None**

Property Listed By: **Royal LePage METRO**

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









