



THE
A-TEAM

**RE/MAX
FIRST**

5728 LAYZELL Road, Calgary T3E 5G9

MLS® #: **A2176893** Area: **North Glenmore Park** Listing Date: **11/05/24** List Price: **\$699,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1962**
Lot Information
 Lot Sz Ar: **5,209 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,071**
 Low Sqft:
 Ttl Sqft: **1,071**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Landscaped,See Remarks**
 Park Feat: **Additional Parking,Alley Access,Garage Faces Rear,On Street,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Mixed,Stucco,Wood Frame,Wood Siding**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`2" x 8`0"
Kitchen	Main	11`8" x 9`3"
Bedroom	Main	10`4" x 9`2"
3pc Bathroom	Main	8`2" x 4`10"

Room	Level	Dimensions
Dining Room	Main	8`11" x 8`3"
Bedroom - Primary	Main	13`9" x 10`2"
Bedroom	Main	9`2" x 8`2"
Foyer	Main	9`6" x 3`6"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

3057HP

R-CG

Remarks

Pub Rmks: **This 3 bedroom bungalow in original condition is located on a 50x104 ft R-CG lot in highly desirable North Glenmore Park. There are multiple uses for this property, either renovate the existing home or knock it down and build under the new R-CG guidelines. North Glenmore Park is located less than 10 minutes to downtown, is surrounded by parks, golf courses, tennis courts, arenas and all schools, from private, public and separate to Mount Royal University. Major bus routes and a community shopping centre are a block away. One of the lowest priced single family homes in the surrounding area, the home has hardwood floors, fireplace in the living room, a fully fenced east backyard with a single garage. The existing furnace was replaced in 2005. A great starter home or building lot, you decide.**

Inclusions: **Washer and dryer (as is)**

Property Listed By:

Calgary West Realty

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



