



THE A-TEAM

RE/MAX FIRST

405 HOPE Bay, Rural Rocky View County T1X 1G5

MLS@#: A2177093 Area: Listing 11/04/24 List Price: \$439,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Semi Detached (Half Duplex)
City/Town: Rural Rocky View County
Year Built: 2000
Lot Information
Lot Sz Ar: 3,920 sqft
Lot Shape:

DOM

16
Layout
Beds: 2 (2)
Baths: 1.0 (1 0)
Style: Bungalow, Side by Side

Parking

Ttl Park: 2
Garage Sz: 1

Access:
Lot Feat: Backs on to Park/Green Space, Cleared, Cul-De-Sac, Level, Street Lighting, Open Lot, Rectangular Lot
Park Feat: Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer: Other, Sewer
Ext Feat: Rain Gutters

Construction: Vinyl Siding
Flooring: Carpet, Linoleum
Water Source: Drinking Water, Public
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Ceiling Fan(s), Central Vacuum, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Bedroom, and Dining Room.

Legal/Tax/Financial

Condo Fee:
\$399

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC-11

Legal Desc: **0013287**

Remarks

Pub Rmks: **Fantastic opprotunity to own a very nice half Duplex Bungalow Condominium with attached Garage in beautiful peaceful Rocky View county, rural location on the very edge of Calgary. Prince of Peace 55 plus Community is a very well managed Condominium with low Condo fee, and pets are welcome subject to Board approval (2 pets, dogs and/or cats) Located 100 Street NE. Just south of Trans Canada Trail. Close to all amenities, 5 minute drive to East Hills Shopping center and development, Costco, Walmart, Odeon Theater and more. Please call today.**

Inclusions:
Property Listed By: **Stair Lift on Basement Stairs
Grand Realty**

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













