



THE
A-TEAM

**RE/MAX
FIRST**

719 POPLAR Road, Calgary T3C 3A1

MLS®#: **A2177581**

Area: **Spruce Cliff**

Listing Date: **11/07/24**

List Price: **\$699,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1955**

Lot Information

Lot Sz Ar: **5,747 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Corner Lot,Irregular Lot**
Park Feat: **Double Garage Detached**

DOM

15
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

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

Construction: **Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	6`7" x 7`0"	Bedroom	Main	11`3" x 10`1"
Bedroom - Primary	Main	11`3" x 10`5"	Kitchen	Main	10`9" x 10`3"
Living Room	Main	17`6" x 12`2"	4pc Bathroom	Lower	6`5" x 5`9"
Kitchen	Lower	15`6" x 12`4"	Laundry	Lower	12`8" x 12`0"
Bedroom - Primary	Lower	15`5" x 9`7"	Game Room	Lower	16`0" x 9`7"
Storage	Lower	6`6" x 6`2"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2566GQ

Zoning:
R2

Remarks

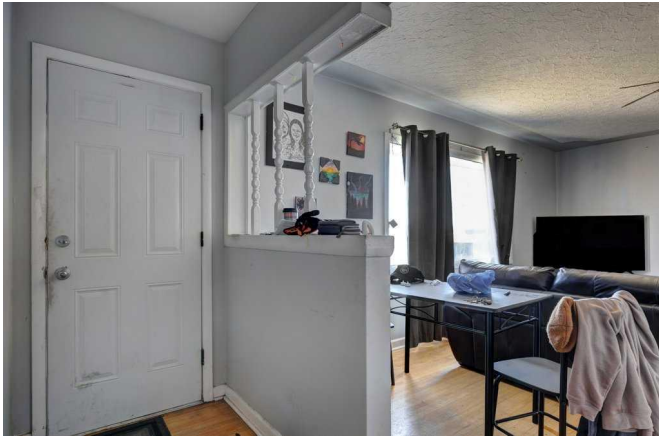
Pub Rmks:

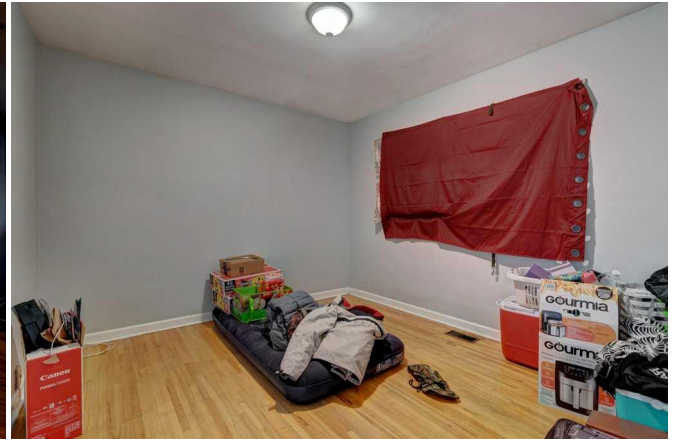
Corner lot bungalow, located in the popular community of Spruce Cliff. Classic bungalow home has been utilized as a rental on the main floor and additional lower rental suite, with separate rear entrance. Two bedrooms up, one bedroom down, lower common laundry and a double detached garage. Large lot, 53.5 x 120 ft size, R2 zoning would make a great investment property or a redevelopment. The location is perfect for those who enjoy the outdoors with quick access to pathways and parks. Short walk to LRT station, amenities, schools and offers easy access downtown. Unique opportunity, call to view today!

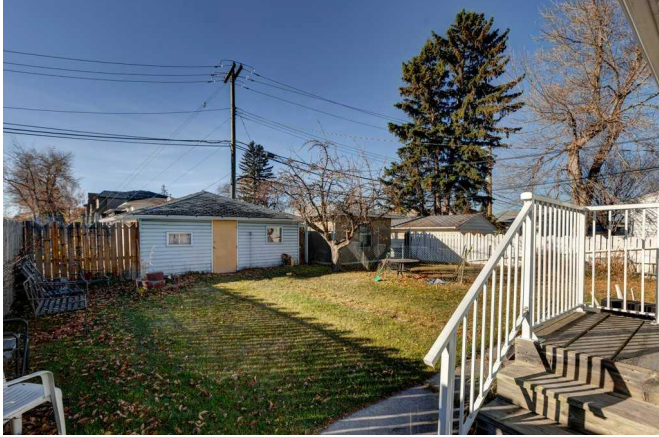
Inclusions:
Property Listed By:

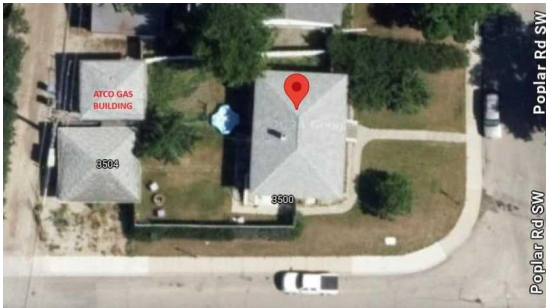
**Loiwer unit: Refrigerator, dryer, washer, Electric Stove Microwave Hood Fan, Dishwasher
Century 21 Bravo Realty**

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









719 Poplar Rd SW, Calgary, AB

Main Floor Exterior Area 815.82 sq ft
Interior Area 772.89 sq ft



PREPARED: 2024/10/31



White regions are excluded from total floor area in KIVUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

719 Poplar Rd SW, Calgary, AB

Basement (Below Grade) Exterior Area 719.16 sq ft
Interior Area 756.00 sq ft



PREPARED: 2024/10/31



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