



THE
A-TEAM

**RE/MAX
FIRST**

1709 48 Street #1, Calgary T2A 5C2

MLS® #: **A2177769**

Area: **Forest Lawn**

Listing Date: **11/06/24**

List Price: **\$319,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1975**

Lot Information

Lot Sz Ar: **671 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Dog Run Fenced In,See Remarks**
Park Feat: **Carport,See Remarks**

DOM

16
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Back Split,Bi-Level**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Dog Run,Playground,Private Yard**

Construction: **Asphalt,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **Primary Downstairs,Quartz Counters,See Remarks,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Basement	11`5" x 9`5"	Bedroom	Basement	11`5" x 11`0"
Living Room	Main	17`3" x 11`7"	Kitchen	Main	9`4" x 8`10"
Dining Room	Main	9`4" x 7`11"	Laundry	Basement	10`4" x 4`11"
2pc Bathroom	Main	5`0" x 4`3"	4pc Bathroom	Basement	8`6" x 4`11"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

7610114

M-C1

Remarks

Pub Rmks: **[No Condo Fees] |Great Location| |New Kitchen| |Quartz Counters| |Modern Design| |New Grass| |2 Bed| |1.5 Baths| 2 Bedrooms 1.5 Bath No Condo Fess freshly renovated in amazing location across grocery stores, Tims, banks, diverse restaurants, parks, Schools and 17 AVE SE bus rapid transit (BRT). Great for first time home buyer or investors. Minutes from Deerfoot Trail, Stoney Trail and Downtown. Completely redone inside including kitchen, washrooms, Doors, Trims, New plumbing through out the house, Knock Down Ceiling on main and much more. Priced for quick sale!!**

Inclusions:
Property Listed By: **TREC The Real Estate Company**

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





