



THE
A-TEAM

**RE/MAX
FIRST**

2403 54 Avenue, Calgary T3E 1M2

MLS® #: **A2177893**

Area: **North Glenmore Park** Listing Date: **11/06/24**

List Price: **\$879,000**

Status: **Active**

County: **Calgary** Change: **+\$20k, 17-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1966**
Lot Information
Lot Sz Ar: **5,435 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,071**
Low Sqft:
Ttl Sqft: **1,071**

DOM

45
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat: **Back Lane,Back Yard,Corner Lot,Level,Street Lighting,Private**
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Stucco**
Flooring: **Carpet,Hardwood,Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`4" x 17`5"	Bedroom - Primary	Main	11`0" x 13`1"
Bedroom	Main	11`7" x 9`1"	Kitchen	Main	11`0" x 15`11"
5pc Bathroom	Main	11`0" x 5`1"	Bedroom	Main	11`8" x 9`1"
Bedroom	Basement	10`9" x 11`10"	3pc Bathroom	Basement	8`8" x 11`2"
Game Room	Basement	14`8" x 25`4"	Furnace/Utility Room	Basement	12`4" x 13`2"
Office	Basement	9`6" x 11`10"			

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-CG

Legal Desc:

3375JK

Remarks

Pub Rmks:

Can Qualify for CMHC MLI Select Program. Conditionally Approved plans from the City of Calgary for TriPlex with 2 Bedroom Legal Suite (6 Rental units in total) has been uploaded to Supplements and in the subsequent pictures. This North Glenmore bungalow, featuring 3 bedrooms upstairs and 1 downstairs, presents an excellent opportunity for families, investors, or developers. Situated on a corner lot zoned RC-G, this well-maintained home boasts original hardwood floors on the main level, with three generously sized bedrooms and a beautifully renovated full bathroom. The expansive family room flows into a large kitchen equipped with luxury vinyl tile flooring, stainless steel appliances, and plenty of space for a large dining table. The lower level, which has a separate entrance, is set up for a kitchen and includes a spacious bedroom, office, oversized rec room, laundry room, full bathroom, and ample storage. The property also features a large south- and west-facing backyard with a new fence, an oversized heated double garage with workspace and shelving. Located in the highly sought-after North Glenmore Park, the property is within walking distance to the renowned off-leash River Park, Sandy Beach, the Glenmore Reservoir, Lakeview Golf Course, Earl Grey Golf Club, Glenmore Athletic Park, and nearby schools, parks, and playgrounds. It offers convenient access to major roadways and is just a 10-minute commute to downtown. CORNER LOT!!

Inclusions:

N/A

Property Listed By:

eXp Realty

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







