



THE
A-TEAM

**RE/MAX
FIRST**

1807 62 Street, Calgary T1Y 1N3

MLS®#: **A2177926**

Area: **Pineridge**

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

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 21-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1974**

Finished Floor Area

Abv Sqft: **1,044**

Low Sqft:

Ttl Sqft: **1,044**

Lot Information

Lot Sz Ar: **5,941 sqft**

Lot Shape:

DOM

44

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**
Park Feat: **Double Garage Detached,RV Access/Parking**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer**
Int Feat: **Central Vacuum,Quartz Counters,See Remarks,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`11" x 12`4"
Dining Room	Main	13`5" x 9`3"
Bedroom	Main	9`8" x 9`1"
Kitchenette	Basement	14`1" x 6`0"
Family Room	Basement	17`7" x 10`6"
Other	Basement	10`0" x 7`3"
2pc Ensuite bath	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	9`2" x 12`6"
Bedroom - Primary	Main	11`1" x 11`6"
Bedroom	Main	8`10" x 9`1"
Other	Basement	9`5" x 9`7"
Other	Basement	9`7" x 7`2"
Laundry	Basement	7`1" x 6`10"
4pc Bathroom	Main	0`0" x 0`0"

4pc Bathroom

Basement

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

731522

Zoning:
R-CG

Remarks

Pub Rmks: ***Move In Ready * Beautifully Renovated 1,044.4 SqFt Bungalow on a Huge 54Ft X 109.98Ft 5942 SqFt Lot with Oversized Garage (perfect for large pickup trucks and SUVs), and RV Parking. The Main floor features an updated Open Floor Plan with Kitchen, Dining Area, Living room, 3 Bedrooms, a Full bathroom and a Half Bathroom. The Basement boasts 2 additional bedrooms, Large Full Bathroom, wet bar/ kitchenette, huge family room and a sizable storage room. The Large 927.5 SqFt Finished Basement has a ton of space and has great potential for a basement suite (potentially 2-3 bedrooms if done right); a basement/ secondary suite would be subject to approval and permitting by the city/municipality. Main Floor Renovations and Updates include: Updated Flooring (2021), New Baseboards (2021), New Ceiling Texture (2021), New LED Recessed Lighting (2021), New Lighting Fixtures (2021), Updated Light switches, Updated roof insulation, Renovated Bathrooms and a Fully Renovated Kitchen (2024) (with Brand New Stainless Steel Appliances that have never been used; New Soft Closing Cabinets; Quartz countertops; and New Backsplash). The 4pc main floor Bathroom has been Completely Renovated (2021) with a New Tub, Tub fixtures, New Tiles, New Toilet, Vanity, Faucet and Bathroom fan. The Half bathroom has also been renovated and has new Tiles and toilet. All of the Windows and Exterior Doors on the main floor have been replaced (2022) and the exterior has been updated with the addition of new trim around windows and exterior doors. Roofing of the house and garage were updated this year. The laundry room features newer front loading washer and dryer. Even the Furnace (2019) and Hot Water Tank (2021) have been updated. The spacious backyard that is perfect for entertaining and gardening. The RV parking space is great for additional vehicles and trailers. This Home is a Must See!**

Inclusions:
Property Listed By: **N/A**
CIR Realty

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







