



THE
A-TEAM

**RE/MAX
FIRST**

4730 70 Street, Calgary T3B 2K8

MLS®#: **A2178650**

Area: **Bowness**

Listing Date: **11/14/24**

List Price: **\$549,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

923

Year Built:

1977

Low Sqft:

Ttl Sqft:

923

Lot Information

Lot Sz Ar:

2,766 sqft

Lot Shape:

DOM

19

Layout

Beds:

3 (2 1)

Baths:

2.0 (2 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Street Lighting,Rectangular Lot,See Remarks
Off Street,Parking Pad**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stone,Stucco,Wood Siding

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Freezer,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat: **Ceiling Fan(s),Laminate Counters,No Smoking Home,Open Floorplan,See Remarks,Storage**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`3" x 11`10"
Dining Room	Main	11`10" x 10`0"
Bedroom	Main	10`10" x 9`0"
4pc Bathroom	Main	7`11" x 6`6"
Bedroom	Lower	14`6" x 10`9"
4pc Bathroom	Lower	10`0" x 4`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`10" x 8`10"
Bedroom - Primary	Main	10`11" x 9`11"
Foyer	Main	7`1" x 3`0"
Game Room	Lower	18`7" x 13`7"
Flex Space	Lower	13`6" x 10`7"
Furnace/Utility Room	Lower	11`1" x 4`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6511HN

Zoning:
R-CG

Remarks

Pub Rmks:

Located on a quiet street in a great location, this long term homeowner has made the decision to introduce this extremely well maintained home to the market. The main level includes a generous sized kitchen complete with plenty of cupboard space, and a dining room which opens up to a large living room, which boasts a cozy wood burning fireplace. West facing front deck offers a great spot for the BBQ and invites maximum natural lighting into the dwelling. Completing the main level are 2 good sized bedrooms and a full bathroom. Lower level includes a large recreation room, a flex area, a nicely renovated full bathroom, and a third bedroom making it a perfect fit for the growing family. A newer furnace and hot water tank are simply icing on the cake. Private and fenced backyard includes ample parking and a shed with plenty of room for a future garage. Super close to the Bow River pathway system, area shopping, and easy access for the downtown commute or a weekend trip to the mountains. Homes of this potential and quality do not come on the market. Now is the time to take advantage of the tremendous opportunity.

Inclusions:
Property Listed By:

**Shed
RE/MAX House of Real Estate**

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









