



THE
A-TEAM

**RE/MAX
FIRST**

2442 ELMWOOD Drive, Calgary T2B 1T3

MLS®#: **A2178862** Area: **Southview** Listing Date: **11/15/24** List Price: **\$545,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1961**
Lot Information
 Lot Sz Ar: **6,060 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **916**
 Low Sqft:
 Ttl Sqft: **916**

DOM

6
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,Few Trees,Lawn,Garden**
 Park Feat: **Attached Carport,Double Garage Detached,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`3" x 13`3"
Nook	Main	7`11" x 7`6"
Bedroom	Main	8`11" x 8`7"
4pc Bathroom	Main	7`6" x 4`11"
Bedroom	Basement	11`7" x 11`2"
Laundry	Basement	5`6" x 4`8"

Room	Level	Dimensions
Kitchen	Main	10`11" x 7`9"
Bedroom	Main	10`9" x 9`11"
Bedroom	Main	9`10" x 7`10"
Family Room	Basement	21`11" x 11`3"
3pc Bathroom	Basement	7`0" x 6`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7733HK

Zoning:
R-CG

Remarks

Pub Rmks: **Opportunity awaits. 81' 4" Lot Frontage. 4 Bedroom Bungalow in the Mature Neighbourhood of Southview. Big trees, Wide Streets, within minutes to Downtown. 3 bedrooms upstairs with 4pc Bathroom. Spacious Kitchen with bright Garden Doors to the Large Backyard. Basement developed with Permits & Inspections, includes Large Family Room & Large Bedroom with 3pc Ensuite Bathroom. Ample Parking options include; Double Detached Garage-a handyman's delight, Front Driveway with attached Carport-no more snow/ice scraping-has Side Entry Door which could easily permit a Separate Entrance to the basement. School & playground in the neighbourhood. Shopping, Public Transit, Deerfoot Trail & many amenities close by.**

Inclusions:
Property Listed By: **n/a**
2% Realty

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









