



THE
A-TEAM

**RE/MAX
FIRST**

6709 29 Avenue, Calgary T1Y 3Y4

MLS®#: **A2178873** Area: **Pineridge** Listing Date: **11/12/24** List Price: **\$479,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **4,197 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **815**
 Low Sqft:
 Ttl Sqft: **815**

DOM

8
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,City Lot**
 Park Feat: **Alley Access,Garage Faces Rear,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
 Int Feat: **Open Floorplan,Pantry,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`6" x 5`1"	Bedroom	Main	10`11" x 8`11"
Bedroom	Main	9`7" x 12`2"	Kitchen	Main	10`5" x 14`8"
Living Room	Main	12`10" x 18`4"	4pc Bathroom	Basement	5`2" x 7`8"
Bedroom	Basement	7`3" x 11`7"	Bedroom	Basement	8`8" x 7`8"
Den	Basement	5`5" x 7`11"	Dining Room	Basement	10`8" x 12`0"
Kitchen	Basement	8`11" x 11`7"	Laundry	Basement	5`3" x 12`7"
Furnace/Utility Room	Basement	4`8" x 4`9"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7711693

Remarks

Pub Rmks: **Welcome to this beautiful detached bungalow, single famliy house situated on huge lot and comes with single detached garage and fully finished illegal suite basement. While you enter on the main floor you will be welcomed by living room, dinning area and well maintained kitchen. Additional to these you will have two bedrooms and one 3-piece bathroom. Don't stop here step down to basement with separate entrance, 2 bedrooms, 3-piece bath, kitchen and living area. All of this you can buy just under the \$500k, don't wait and call today to schedule a private viewing.**

Inclusions:
Property Listed By: **n/a
RE/MAX iRealty Innovations**

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







