



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

**81**  
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
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`6" x 5`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 8`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 12`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`5" x 14`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`10" x 18`4"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`2" x 7`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>7`3" x 11`7"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>8`8" x 7`8"</b>
<b>Den</b>	<b>Basement</b>	<b>5`5" x 7`11"</b>	<b>Dining Room</b>	<b>Basement</b>	<b>10`8" x 12`0"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>8`11" x 11`7"</b>	<b>Laundry</b>	<b>Basement</b>	<b>5`3" x 12`7"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>4`8" x 4`9"</b>			

Title:  
**Fee Simple**  
Legal Desc:

**7711693**

Zoning:  
**R-CG**

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**







