

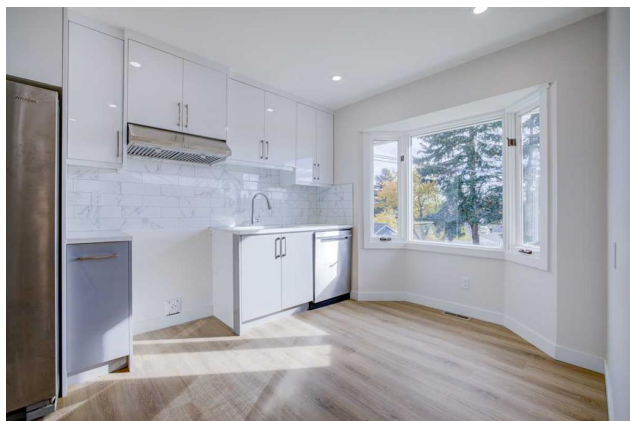


THE
A-TEAM

**RE/MAX
FIRST**

48 THORNLEE Crescent, Calgary T2K 2W3

MLS® #: **A2178902** Area: **Thornccliffe** Listing Date: **11/14/24** List Price: **\$649,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1958**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached, Driveway, RV Access/Parking**

Finished Floor Area
 Abv Sqft: **1,035**
 Low Sqft:
 Ttl Sqft: **1,035**

DOM
19
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Wood Frame**
 Flooring: **Hardwood, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**
 Int Feat:
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`11" x 8`0"	Bedroom	Main	7`11" x 9`0"
Bedroom - Primary	Main	11`6" x 9`0"	4pc Bathroom	Main	4`11" x 8`0"
3pc Bathroom	Basement	7`3" x 4`10"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-CG**

Legal Desc: 6455GS

Remarks

Pub Rmks: | 3 BEDS | 2 BATHS | DOUBLE DETACHED GARAGE | 5995 SQ FT LOT | Welcome to this 3-bedroom, 2-bathroom bungalow located in the community of Thorncliffe! The bright, open living area lets in plenty of natural light from the large bay windows, creating a welcoming space to relax. The kitchen features another bay window, updated cabinets, a modern backsplash, and a functional island that peeks into the living area. The main floor offers three good sized bedrooms and a 4-piece bathroom. Downstairs, the partially finished basement is ready for your personal touch and includes a 3-piece bathroom. A separate entrance leads to the large backyard, perfect for outdoor activities. With a double detached garage at the back and an extended front driveway spacious enough for two cars or an RV, parking is no problem. Conveniently located near schools, parks, shopping, and public transit. Call your favourite agent for a showing today!

Inclusions: N/A
Property Listed By: eXp Realty

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





