



THE
A-TEAM

**RE/MAX
FIRST**

6832 37 Avenue, Calgary T1Y 5E5

MLS®#: **A2179356**

Area: **Temple**

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: **1981**

Lot Information

Lot Sz Ar: **5,521 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Attached,Off Street**

DOM

7

Layout

Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Brick,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Washer**
Int Feat: **Central Vacuum,Double Vanity**
Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Upper	5`2" x 7`7"
Bedroom	Upper	9`5" x 8`5"
Dining Room	Main	12`7" x 9`5"
Living Room	Main	14`5" x 17`6"
4pc Bathroom	Basement	7`10" x 5`0"
Family Room	Basement	12`9" x 20`6"
Furnace/Utility Room	Basement	12`1" x 6`6"

Room	Level	Dimensions
5pc Bathroom	Upper	8`6" x 7`4"
Bedroom	Upper	9`5" x 9`2"
Kitchen	Main	14`5" x 12`1"
Bedroom - Primary	Upper	14`0" x 12`5"
Bedroom	Basement	14`0" x 12`5"
Game Room	Basement	21`1" x 21`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8010774

Remarks

Pub Rmks:

Welcome to Detached 4 level Split, well maintained with front double garage, huge backyard with separate entrance, 4 bed, 3 washrooms, excellent location in desire Community of Temple. Here we go, as we walk in, will see huge living, kitchen, dinning, once we walk up to second level, you will find a full 5 pc washroom with double vanity, three bedrooms, master bed comes with ensuite 4 pc bath. Third level, comes with walkout , living room, wood burning fireplace, and a room. Basement is fully finished with family room, full 4 pc washroom, utility room and mini wet bar. This home provides comfort and versatility and huge space all around, perfect location, close to almost everything, thx for showing.

Inclusions:
Property Listed By:

NONE
Real Estate Professionals Inc.

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



