



THE
A-TEAM

**RE/MAX
FIRST**

700 WOODPARK Boulevard, Calgary T2W 3R7

MLS®#: **A2179622**

Area: **Woodlands**

Listing Date: **11/14/24**

List Price: **\$729,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1979**

Finished Floor Area

Abv Sqft: **1,510**

Low Sqft:

Ttl Sqft: **1,510**

Lot Information

Lot Sz Ar: **5,199 sqft**

Lot Shape:

DOM

6

Layout

Beds: **5 (3 2)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz:

Access:

Lot Feat: **Front Yard,Rectangular Lot**
Park Feat: **Concrete Driveway,Parking Pad**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	16`3" x 13`11"
Bedroom	Main	8`8" x 12`10"
4pc Bathroom	Main	9`0" x 4`10"
Family Room	Main	13`1" x 15`7"
Living Room	Main	13`3" x 14`1"
Bedroom	Basement	8`8" x 11`11"
Game Room	Basement	12`7" x 12`1"

Room	Level	Dimensions
Bedroom	Main	9`9" x 9`5"
3pc Ensuite bath	Main	4`11" x 8`6"
Dining Room	Main	12`6" x 9`8"
Kitchen	Main	13`7" x 12`10"
Bedroom	Basement	11`9" x 9`0"
Laundry	Basement	15`11" x 12`10"
Furnace/Utility Room	Basement	13`5" x 54`7"

4pc Bathroom

Basement

7`11" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7810890

Zoning:
R-CG

Remarks

Pub Rmks: **RARE 1500 PLUS SQUARE FOOT BUNGALOW - FULLY RENOVATED MAIN FLOOR with new luxury vinyl plank flooring, new cabinets, quartz countertops, new paint, baseboards, STAINLESS STEEL APPLIANCES, NEW LIGHTING, EXCELLENT LOCATION CLOSE TO SCHOOLS, BUS ROUTES, PLAYGROUNDS, FISH CREEK PARK, MAJOR SHOPPING MALLS, quick access to STONEY TRAIL, front driveway for easy access, PRIVATE YARD, FENCED, HUGE DECK, CENTRAL AIR CONDITIONING, and the BASEMENT IS PARTILLY DEVELOPED WITH 2 BEDROOMS, AND HUGE UNDEVELOPED BASEMENT SPACE FOR FUTURE DEVELOPMENT. Property is zoned RC-G. PRICED INCREDIBLY AND READY TO MOVE IN.**

Inclusions:
Property Listed By: **central air conditioning
RE/MAX Real Estate (Central)**

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









