



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**700 WOODPARK Boulevard, Calgary T2W 3R7**

MLS®#: **A2179622**

Area: **Woodlands**

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

List Price: **\$709,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 11-Dec**

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

**37**  
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
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`3" x 13`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`8" x 12`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`0" x 4`10"</b>
<b>Family Room</b>	<b>Main</b>	<b>13`1" x 15`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`3" x 14`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`8" x 11`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`7" x 12`1"</b>

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

**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**









