



THE
A-TEAM

**RE/MAX
FIRST**

907 32 Avenue, Calgary T2K 0B1

MLS®#: **A2180633** Area: **Cambrian Heights** Listing **11/29/24** List Price: **\$700,000**
 Status: **Pending** County: **Calgary** Change: **-\$15k, 12-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1959** Abv Sqft: **1,150**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,199 sqft** Ttl Sqft: **1,150**
 Lot Shape:

DOM

53
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Lawn,Landscaped**
 Park Feat: **Double Garage Detached,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dryer,Electric Stove,Microwave Hood Fan,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`8" x 13`2"	Dining Room	Main	9`10" x 8`1"
Kitchen	Main	11`3" x 8`3"	Living Room	Basement	15`4" x 12`8"
Kitchen	Basement	9`9" x 9`7"	Laundry	Basement	12`10" x 10`0"
Bedroom - Primary	Main	13`0" x 11`1"	Bedroom	Main	10`5" x 10`0"
Bedroom	Main	12`0" x 10`0"	Bedroom	Basement	12`9" x 11`4"
Bedroom	Basement	12`10" x 11`7"	4pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"			

Title:
Fee Simple
Legal Desc:

6060AJ

Zoning:
R-CG

Remarks

Pub Rmks:

Exceptional investment opportunity in this ILLEGALLY SUITED 3+2 BEDROOM HOME with a SOUTH BACKYARD and a DOUBLE DETACHED GARAGE. The quaint FRONT PORCH welcomes you home and entices peaceful morning coffees. A private foyer greets you upon entry. White and neutral, the kitchen inspires culinary adventures with FULL-HEIGHT CABINETS, A PENINSULA ISLAND and ample space for a large dining table nestled amongst corner windows. The living room is spacious and bright with LARGE WINDOWS overlooking the street for a relaxing escape. All 3 bedrooms on this level are generously sized with easy access to the 4-piece bathroom. A SEPARATE ENTRANCE leads to the illegally suited basement. The kitchen with many cabinets effortlessly connects to the living room for an OPEN CONCEPT LIFESTYLE. OVERSIZED WINDOWS ensure plenty of NATURAL LIGHT. Both bedrooms are equipped with EGRESS WINDOWS and share the 4-piece bathroom. A common laundry room has HOOK-UPS FOR 2 SETS OF WASHERS AND DRYERS. The SUNNY SOUTH-FACING BACKYARD encourages summer barbeques and time spent unwinding on the LARGE GROUND LEVEL CONCRETE PATIO while kids and pets play in the GRASSY YARD. Parking will never be an issue thanks to the DOUBLE DETACHED GARAGE and ADDITIONAL PARKING PAD for 2 more vehicles or an RV. INCREDIBLY LOCATED DOWN THE STREET FROM CONFEDERATION PARK. This 160-hectare inner-city retreat offers tennis courts, tranquil wetlands, cross-country skiing, tobogganing, extensive walking paths, a natural playground and vast green spaces and is also home to the Confederation Park Golf Course with the Lions Festival of Lights in the holiday season. Also within walking distance are schools, transit, an off-leash park and endless amenities, shops and dining along 4th Street. Less than a 10 MINUTE DRIVE DOWNTOWN lets you spend more time exploring this charming community and less time commuting! Truly an unbeatable location for this illegally suited home with a ton of versatility!

Inclusions:
Property Listed By:

**Second refrigerator and second stove in the basement suite
eXp Realty**

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









