



THE
A-TEAM

**RE/MAX
FIRST**

5215 19 Street, Calgary T3E 1N9

MLS® #: **A2181139**

Area: **North Glenmore Park** Listing Date: **12/02/24**

List Price: **\$898,000**

Status: **Active**

County: **Calgary** Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1962**
Lot Information
Lot Sz Ar: **4,876 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **962**
Low Sqft:
Ttl Sqft: **962**

DOM

19
Layout
Beds: **3 (2 1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,City Lot,Corner Lot,Fruit Trees/Shrub(s)**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Vinyl Siding**
Flooring: **Ceramic Tile,Parquet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	8`0" x 4`6"	Kitchen	Main	9`4" x 11`9"
Dining Room	Main	8`0" x 10`0"	Living Room	Main	12`7" x 18`7"
Bedroom - Primary	Main	11`0" x 11`4"	Bedroom	Main	9`2" x 11`8"
Bedroom	Lower	11`0" x 12`6"	Game Room	Lower	11`0" x 25`6"
Laundry	Lower	8`8" x 12`0"			

Title:
Fee Simple
Legal Desc:

6370AH

Zoning:
R-CG

Remarks

Pub Rmks: **Corner Lot Alert! This picturesque 40' x 122' corner lot sits across from North Glenmore Athletic Park as is ready for redevelopment or to hold for the future. Zoned RCG this lot has lots of options for the future. The cute little bungalow home still has some good life left in it. Featuring 2 bedrooms on the main floor, vaulted ceilings and a cute yard with detached garage.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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







