



THE
A-TEAM

**RE/MAX
FIRST**

610 69 Avenue, Calgary T2V 0N9

MLS®#: **A2181954**

Area: **Kingsland**

Listing Date: **12/02/24**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1957**

Lot Information

Lot Sz Ar: **6,103 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached,Single Garage Detached**

DOM

19
Layout
Beds: **4 (2 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **3**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Central Air Conditioner,Dishwasher,Refrigerator,Washer/Dryer**
Int Feat: **Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	9`6" x 12`0"
Bedroom	Main	12`3" x 11`2"
2pc Bathroom	Main	5`4" x 9`0"
Bedroom	Basement	18`10" x 12`11"
Laundry	Basement	9`5" x 5`6"
Kitchen	Basement	12`3" x 10`7"

Room	Level	Dimensions
Living Room	Main	21`8" x 12`6"
4pc Bathroom	Main	7`3" x 7`10"
Bedroom - Primary	Main	12`3" x 17`8"
Bedroom	Basement	16`8" x 11`0"
3pc Bathroom	Basement	9`7" x 4`11"
Nook	Basement	11`11" x 11`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7800HB

Zoning:
R-CG

Remarks

Pub Rmks: **RENOVATED BUNGALOW in Kingsland, with new Double garage and a single garage! This air conditioned home is located on a tree lined street, spacious bungalow offers 2 great sized bedrooms with one and a half bathroom on the main, and 2 bedrooms, one full bathroom on the lower floor, fully developed level. Newer furnace! Luxury vinyl plank floor thorough both levels.**

Inclusions: n/a

Property Listed By: **Grand Realty**

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









