



THE A-TEAM

RE/MAX FIRST

401 30 Avenue, Calgary T2S 0P3

MLS®#: A2182347 Area: Roxboro Listing Date: 12/05/24 List Price: \$1,760,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 1940
Finished Floor Area: 1,482
Lot Sz Ar: 8,611 sqft
Ttl Sqft: 1,482

DOM

16
Layout
Beds: 3 (2 1)
Baths: 2.0 (2 0)
Style: Bungalow

Parking

Ttl Park: 2
Garage Sz: 1

Access:
Lot Feat: Corner Lot,Cul-De-Sac,See Remarks
Park Feat: Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: None
Construction: Wood Frame
Flooring: See Remarks
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: See Remarks
Int Feat: Kitchen Island,See Remarks,Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bedroom (8'0" x 15'6"), 4pc Ensuite bath, and another Bedroom (15'3" x 11'0").

Legal/Tax/Financial

Title: Fee Simple
Zoning: R-CG

Legal Desc:

4020AP

Remarks

Pub Rmks:

Click brochure link for more details\* This is the kind of property that rarely comes to market—a charming, recently renovated 1940s bungalow on a sprawling 8,616 sqft corner lot in one of Calgary's most desirable and safest neighbourhoods. Situated on a quiet cul-de-sac, this property offers a perfect blend of timeless character, modern upgrades, and future potential. The existing home has been lovingly updated, creating a comfortable and stylish space that's ideal for living in now. With 1,482 sqft on the main floor and an additional 1,482 sqft in the basement, the house has been thoughtfully refreshed to meet today's standards. Recent renovations include a transformation of the kitchen and dining room, with new flooring throughout the main floor. The mechanical systems have also been upgraded, featuring a new furnace, AC, hot water tank, and modern appliances, ensuring a worry-free ownership experience. The exterior was freshly painted just two years ago, and the washer and dryer are only four years old. The lot itself is the showstopper. Rarely do you find a corner lot of this size, in such a prime location. It's a blank canvas for your forever home, with ample space to create a custom masterpiece while taking full advantage of the surrounding amenities. Whether you envision a luxurious estate or a contemporary architectural marvel, this lot provides the perfect foundation to bring your vision to life. Located steps away from the vibrant inner-city conveniences of 4th Street, you'll enjoy easy access to boutique coffee shops, fitness studios, and some of Calgary's finest dining and shopping. Nature lovers will appreciate the proximity to parks and pathways, offering endless opportunities for outdoor recreation. All of this is set in a quiet, family-friendly neighbourhood that combines a serene lifestyle with the energy of inner-city living. This property offers both immediate comfort and limitless potential.

Inclusions:

Call seller directly

Property Listed By:

Honestdoor Inc.

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



