



THE
A-TEAM

**RE/MAX
FIRST**

1101 40 Street, Calgary T2A 1J7

MLS®#: **A2182468**

Area: **Forest Lawn**

Listing Date: **12/05/24**

List Price: **\$648,800**

Status: **Active**

County: **Calgary**

Change: **+\$249k, 06-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**

Lot Information

Lot Sz Ar: **6,555 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **970**
Low Sqft:
Ttl Sqft: **970**

DOM

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **220 Volt Wiring,Heated Garage,Oversized,See Remarks,Triple Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Microwave,Microwave Hood Fan,Refrigerator,See Remarks,Washer**
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Kitchen Island,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`0" x 4`8"
Bedroom	Main	11`3" x 7`11"
Living Room	Main	11`3" x 20`3"
Bedroom - Primary	Main	11`3" x 10`3"
Kitchen	Basement	11`3" x 8`9"
Game Room	Basement	13`10" x 24`2"

Room	Level	Dimensions
Bedroom	Main	9`11" x 7`11"
Dining Room	Main	11`7" x 8`6"
Kitchen	Main	11`7" x 8`0"
3pc Bathroom	Basement	6`7" x 7`9"
Den	Basement	21`11" x 13`4"
Furnace/Utility Room	Basement	13`0" x 10`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1887HR

Zoning:
R-CG

Remarks

Pub Rmks:

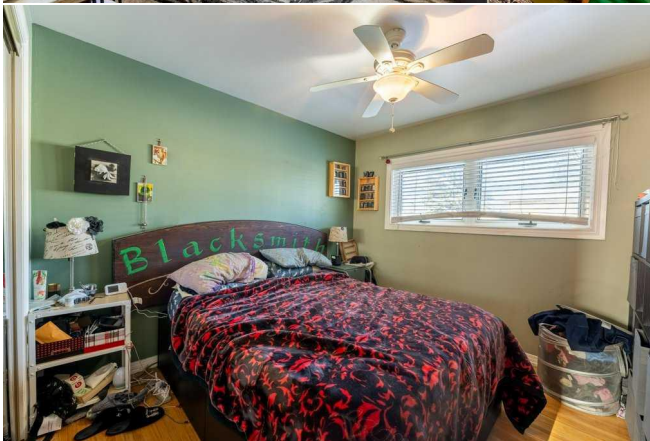
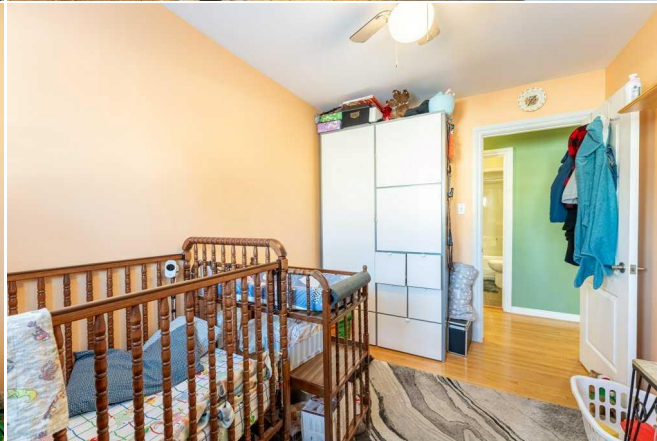
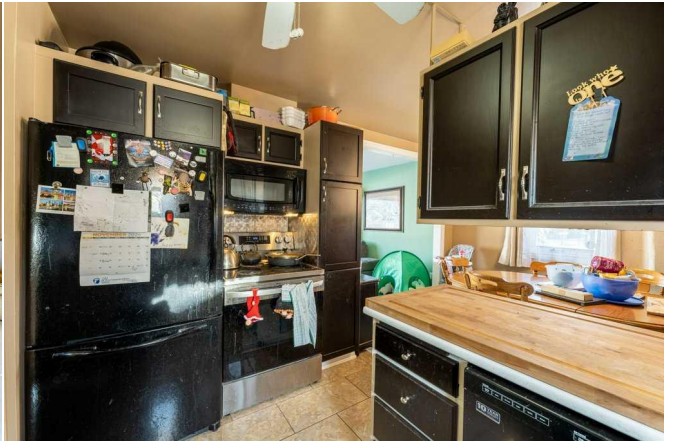
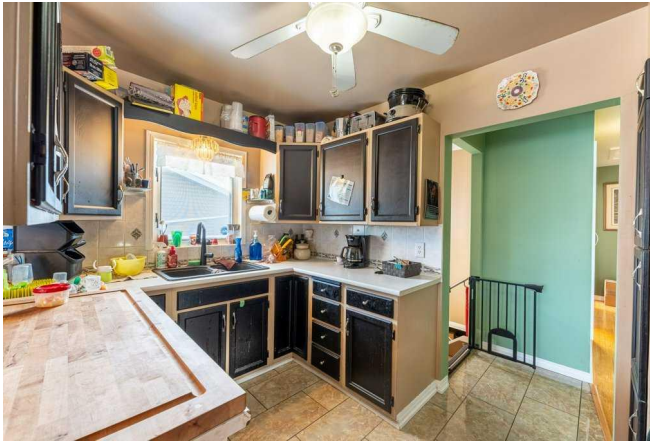
Wow! Check out this fantastic bungalow complete with Separate Entrance and a GIANT 4 car Garage featuring a dream Workshop and loft area with lift. This 3 Bedroom home is conveniently located on a huge R-C2 ZONED 52' x 125' lot welcomes you with beautiful hardwood floors into your bright and sunny main living area. The kitchen offers a ton of cupboard and counter space, spacious dinning area, and gleaming tile floors. The fully finished basement with separate entrance opens to a large family room and summer kitchen with the potential for an illegal suite. In the summer on those hot days enjoy your homes Air-conditioning and a sheltered sunroom allows you to enjoy your yard even when it rains. The fire pit is a perfect gathering place for summer nights with friends or a hot-chocolate around the fire in the winter. Topping it all off with a total of up to 10 off-Street parking spots with the amazing, heated 4 car garage with a workshop and Upper Level Loft area to take a break or just admire your favorite projects. Call Today to book your private viewing.

Inclusions:
Property Listed By:

**2 x work benches, lift in garage basement refrigerator, basement dishwasher
RE/MAX Complete Realty**

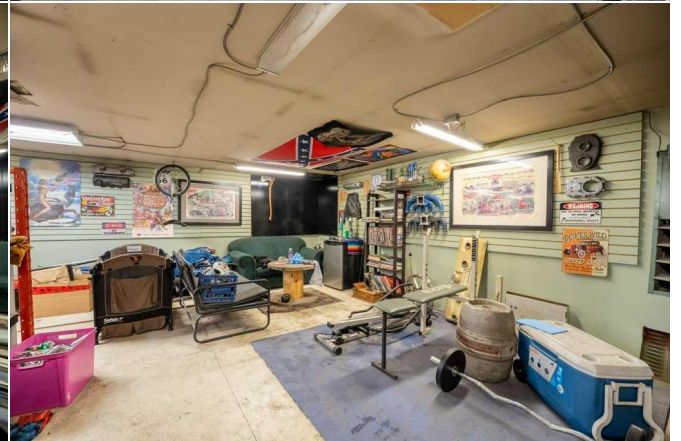
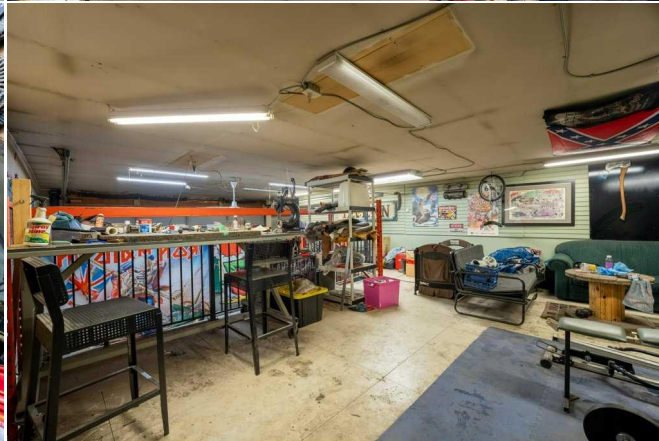
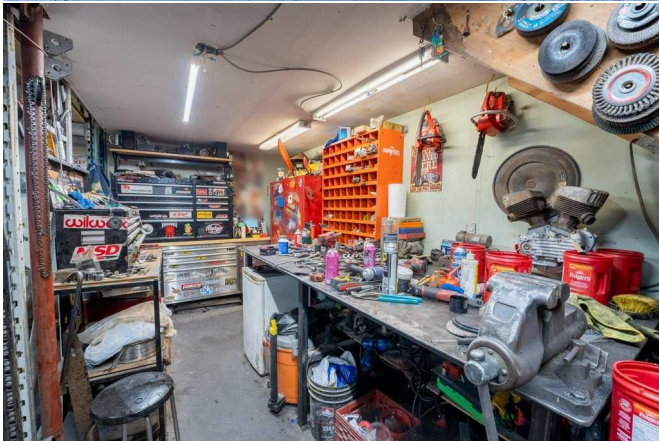
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











1101 40 St SE, Calgary, AB

Main Floor Exterior Area 911.23 sq ft
Interior Area 911.93 sq ft



0 4 8

PREPARED: 2024/12/15

Notes: Figures are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



