



THE
A-TEAM

**RE/MAX
FIRST**

3524 8 Avenue, Calgary T2N 1C9

MLS®#: **A2182486**

Area: **Parkdale**

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

List Price: **\$1,250,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**
Lot Information
Lot Sz Ar: **5,252 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,993**
Low Sqft:
Ttl Sqft: **2,993**

DOM

16
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Sloped**
Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **None**
Int Feat: **High Ceilings,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Storage	Main	19`8" x 18`10"
Dining Room	Main	16`10" x 20`10"
Pantry	Main	5`11" x 4`11"
Breakfast Nook	Main	10`10" x 15`9"
Mud Room	Main	6`5" x 8`7"
Bedroom - Primary	Upper	18`7" x 15`2"
Balcony	Upper	12`1" x 15`2"

Room	Level	Dimensions
Living Room	Main	19`8" x 25`0"
2pc Bathroom	Main	5`11" x 4`11"
Kitchen With Eating Area	Main	22`5" x 14`4"
Family Room	Main	14`2" x 16`0"
Balcony	Main	11`1" x 25`0"
5pc Ensuite bath	Upper	20`6" x 9`5"
Walk-In Closet	Upper	9`10" x 7`6"

Walk-In Closet	Upper	3`5" x 5`4"	Laundry	Upper	6`2" x 7`8"
4pc Bathroom	Upper	8`9" x 5`0"	Bedroom	Upper	16`7" x 12`4"
Bedroom	Upper	16`7" x 12`3"	Game Room	Basement	44`9" x 14`8"
Other	Basement	17`10" x 10`4"	Furnace/Utility Room	Basement	16`9" x 5`6"
4pc Bathroom	Basement	17`5" x 5`0"	Flex Space	Basement	15`1" x 12`9"
Den	Basement	14`4" x 17`3"	Storage	Basement	10`0" x 6`3"
Entrance	Basement	11`1" x 6`6"	Walk-In Closet	Basement	11`7" x 3`7"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **0313612**

Remarks

Pub Rmks: **Court Ordered Sale. Welcome to Parkdale, a uniquely designed infill located right behind Foothills Hospital—offering an unbeatable location and endless potential. This spacious home boasts an impressive 4,460 square feet of living space, making it a perfect canvas for your dream renovation project. The main floor features soaring 10-foot ceilings, creating an airy and open atmosphere. Step out onto the balcony to enjoy breathtaking views while gathering around the outdoor fireplace—an ideal setting for relaxation or entertaining. With solid bones and a remarkable layout, this property is ready for your personal touch to transform it into a standout masterpiece in the community. Whether you envision a modern oasis or a timeless classic, the possibilities are endless. Don't miss this incredible opportunity—book your showing today and turn this house into your perfect home!**

Inclusions: **n/a**
 Property Listed By: **Homecare Realty Ltd.**

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









