



THE A-TEAM

RE/MAX FIRST

11305 85 Street, Calgary T3S 0A3

MLS® #: A2182713

Area:

Listing Date: 12/14/24

List Price: \$675,000

Status: Pending

County: Calgary

Change: None

Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1974

Finished Floor Area
Abv Sqft: 986
Low Sqft:
Ttl Sqft: 986

DOM

7
Layout
Beds: 2 (2 )
Baths: 1.0 (1 0)
Style: Bungalow

Lot Information

Lot Sz Ar: 18,772 sqft
Lot Shape: 251.28 x 89 x 250 x 62.8

Parking

Ttl Park: 15
Garage Sz: 5

Access:

Back Yard, Backs on to Park/Green Space, City Lot, Close to Clubhouse, Corner Lot, Dog Run Fenced In, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Level, Native Plants, Open Lot, Other, Private, Rectangular Lot, See Remarks

Park Feat:

Additional Parking, Asphalt, Boat, Concrete Driveway, Double Garage Detached, Driveway, Heated Garage, Insulated, Multiple Driveways, Off Street, On Street, Other, Outside, Oversized, Parking Lot, Parking Pad, Paved, Quad or More Detached, RV Access/Parking, RV Carport, RV Garage, See Remarks, Workshop in Garage

Utilities and Features

Roof: Asphalt Shingle
Heating: Central, Natural Gas
Sewer: Cesspool
Ext Feat: Dog Run, Fire Pit, Garden, Other, Playground, Private Yard, Rain Barrel/Cistern(s), Rain Gutters, RV Hookup, Storage

Construction: Concrete, See Remarks, Vinyl Siding
Flooring: Ceramic Tile, Hardwood, See Remarks
Water Source: Cistern, Other, See Remarks
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dryer, Electric Oven, Electric Stove, Microwave, Refrigerator, See Remarks, Washer
Int Feat: Breakfast Bar, Kitchen Island, No Animal Home, See Remarks, Stone Counters, Storage, Sump Pump(s)
Utilities: Cable Connected, Electricity Connected, Natural Gas Available, Garbage Collection, Phone Available, See Remarks, Water Available

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 3pc Bathroom, Bedroom, and Living/Dining Room Combination.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**S-FUD**

**4729L**

Remarks

Pub Rmks: **ALMOST HALF AN ACRE IN CALGARY, with 1700 sq.ft. shop/oversized garage! This unique spot has so much to offer with low taxes on a huge private, fenced yard! Along with a huge shop & ample parking, this renovated home is perfect for a tradesperson or someone who has lots of toys Welcome to this charming, renovated 986 sq.ft. renovated home that boasts a brand new roof, large kitchen with lots of cupboards for storage & cool concrete countertops. The original hardwood floors are redone throughout most of the home & the rest is tiled for easy maintenance. This welcoming home is bright with lots of windows & has an open concept with the kitchen, dining, living room. Off the dining area there is an enclosed porch area with sliding doors leading to outside. Both the shop & garage are insulated, drywalled & heated. The shop is 14 feet tall with an 11 foot door allowing for an extra large work vehicle or boat & has 220V. Outside there is a parking for RV's as well as loads of additional parking space in front and plenty of room for a sea-can to be tucked away in the back beside the large shed. The fenced yard by the house has a nice sitting area around a fire pit, mature trees, another new shed & still so much yard to enjoy! Another area behind the garage would be great for more storage, a dog run, or a garden. All shopping amenities are only 10 minutes away in either direction with easy access to the ring road & 114th ave. Located just north of Ralph Klein park, Canadas largest manmade wetland with 485 acres. Offering drop in programs, playgrounds, pathways, rentals, tours, ect. The community centre is close & the bike path is beside the house leading to Chestermere (9km) or all the way into downtown with Calgarys famous extensive pathway system. Zoned for future development and special purpose and the new LRT greenline is proposed to go to Shepard. Please see the attached links for more information.**

Inclusions:  
Property Listed By: **N/A**  
**Century 21 Bamber Realty LTD.**

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











