



THE
A-TEAM

**RE/MAX
FIRST**

752 ARCHWOOD Road, Calgary T2J 1C2

MLS®#: **A2182830**

Area: **Acadia**

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

List Price: **\$699,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1963**

Lot Information

Lot Sz Ar: **9,698 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,283**
Low Sqft:
Ttl Sqft: **1,283**

DOM

9
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Lawn,Level,Pie Shaped Lot,Private**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Cedar,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer**
Int Feat: **No Smoking Home,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
5pc Bathroom	Main	10`1" x 7`3"
Bedroom	Main	10`1" x 8`8"
Foyer	Main	3`8" x 4`9"
Living Room	Main	13`5" x 20`2"
3pc Bathroom	Basement	9`3" x 6`6"
Bedroom	Basement	9`3" x 13`0"
Storage	Basement	16`2" x 8`10"

Room	Level	Dimensions
Bedroom	Main	13`5" x 10`1"
Dining Room	Main	13`6" x 10`11"
Kitchen	Main	13`9" x 10`10"
Bedroom - Primary	Main	13`5" x 14`8"
Bedroom	Basement	12`8" x 12`9"
Game Room	Basement	25`9" x 12`7"
Furnace/Utility Room	Basement	13`0" x 12`9"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

1326JK

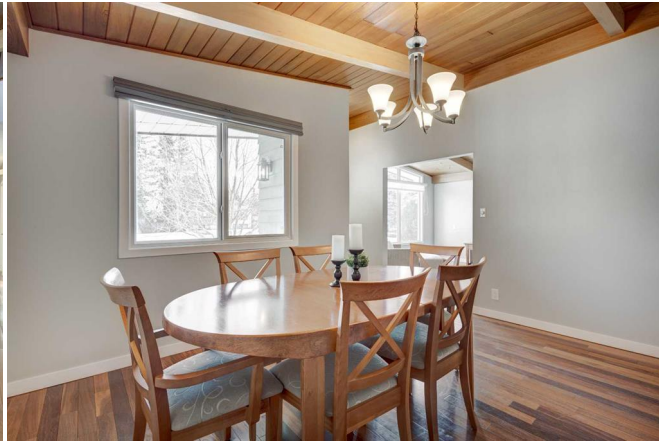
Remarks

Pub Rmks: **This delightful Acadia bungalow is nestled in a quiet cul-de-sac on an enormous pie-shaped lot, offering both tranquility and space. With major "BIG TICKET ITEMS" recently completed, this home provides the perfect combination of modern comfort and timeless charm. The property boasts a NEW ROOF, a high-efficiency Carrier Infinity FURNACE WITH CENTRAL AC, a new WATER TANK, and all-new TRIPLE PANE WINDOWS for enhanced energy efficiency. The main level also features FRESH PAINT, NEW DOORS, and TRIM, while the fence and back deck have also been recently refreshed to elevate outdoor living spaces. Inside, the warm cedar-paneled ceilings and rich South American cherry hardwood flooring create a welcoming and sophisticated ambiance. The main level offers a functional layout, including a cozy living room with a gas-lit wood-burning fireplace, a spacious kitchen, and a separate formal dining room perfect for hosting. Three generously sized bedrooms and a five-piece bathroom complete the main floor. The fully finished basement, boasting separate entrance, includes two additional bedrooms with new egress windows, a large recreational space, and a four-piece bathroom, making it ideal for extended family, guests, or rental opportunities. The outdoor space is equally impressive, with a double detached garage featuring BREAND-NEW DOORS and an expansive backyard. With back lane access, this property offers unique possibilities for development. Situated in a prime location and offering unmatched updates and features, this home is a rare find. Contact us today to arrange a private showing and experience everything this property has to offer!**

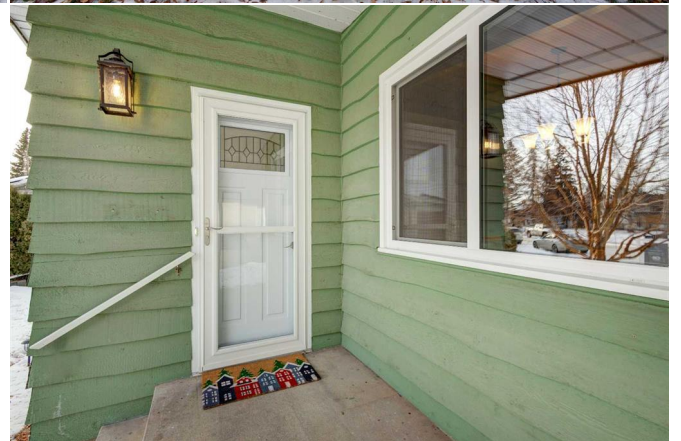
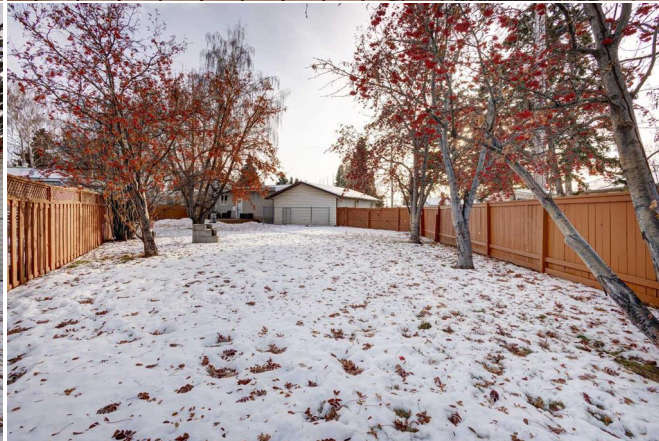
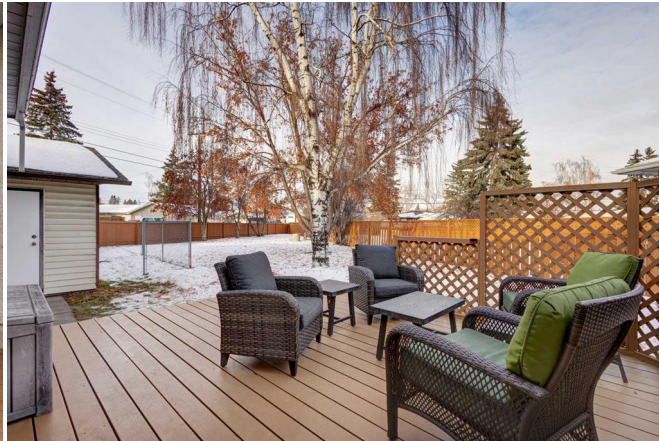
Inclusions:
 Property Listed By: **NA**
CIR Realty

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











752 Archwood Rd SE, Calgary, AB

Main Floor Exterior Area 1233.82 sq ft
Interior Area 1227.18 sq ft



PREPARED: 2024/10/11



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

752 Archwood Rd SE, Calgary, AB

Basement (Below Grade) Exterior Area 1245.54 sq ft
Interior Area 1232.50 sq ft



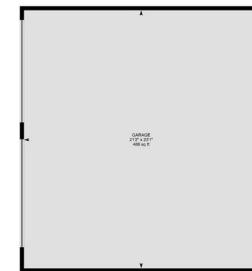
PREPARED: 2024/10/11



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Detached Garage Exterior Area 521.72 sq ft
Interior Area 498.08 sq ft



PREPARED: 2024/10/11



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