



THE
A-TEAM

**RE/MAX
FIRST**

4108 19 Avenue, Calgary T3E 0G6

MLS®#: **A2183682**

Area: **Glendale**

Listing Date: **12/16/24**

List Price: **\$875,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1954**

Finished Floor Area

Abv Sqft: **1,093**
Low Sqft:
Ttl Sqft: **1,093**

Lot Information

Lot Sz Ar: **6,000 sqft**
Lot Shape:

DOM

5
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Access:

Lot Feat: **Back Lane,Landscaped**
Park Feat: **Double Garage Detached,Parking Pad**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Closet Organizers,No Smoking Home,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`8" x 14`0"	Living Room	Main	11`8" x 13`8"
Dining Room	Main	10`0" x 12`0"	Bedroom - Primary	Main	11`8" x 12`0"
Bedroom	Main	8`10" x 9`3"	Bedroom	Basement	13`8" x 10`0"
Den	Basement	10`10" x 10`0"	4pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2002GS

Zoning:
R-CG

Remarks

Pub Rmks: **For more information, please click Brochure button. Welcome home to one of Calgary's most sought after communities. This bungalow has recently undergone a major renovation with new electrical, cabinets, heating, double garage etc. The welcoming entrance leads to an open plan living space. The chefs kitchen boasts stainless steel appliances, large island and a walk in pantry. Beside the kitchen enjoy downtime beside the cozy gas fireplace in your living room. The primary suite features a walk in closet and a 4 piece ensuite with 2 sinks and shower. Completing the main floor is a second bedroom and another 4 pc bath. The finished basement features egress windows, a spacious games and recreation room with another gas fireplace. There's also an additional bedroom, a 3 pc bath and an additional flex room. The rear yard is fenced and landscaped with a concrete patio and a wood deck. An oversized double garage has plenty of room for 2 vehicles and space to store your toys. Nearby to extensive Glendale parks which offer many recreational opportunities, and well regarded public and private schools. Ten minute walk to west LRT.**

Inclusions:
Property Listed By: **all permanent fixtures
Easy List Realty**

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







