



THE
A-TEAM

**RE/MAX
FIRST**

320 44 Street, Calgary T2A 1M6

MLS®#: **A2183895**

Area: **Forest Heights**

Listing Date: **12/18/24**

List Price: **\$614,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 10-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1962**

Finished Floor Area

Abv Sqft: **1,123**

Low Sqft:

Ttl Sqft: **1,123**

DOM

34

Layout

Beds: **5 (3 2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,704 sqft**

Lot Shape:

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Garden,Landscaped,Street Lighting,Private,Rectangular Lot**

Park Feat: **Double Garage Detached,Off Street,Parking Pad,RV Gated,Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Garden,Private Entrance,Private Yard,Storage**

Construction:

Stucco,Wood Frame,Wood Siding

Flooring:

Ceramic Tile,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Washer,Window Coverings**

Int Feat: **Breakfast Bar,Ceiling Fan(s),Granite Counters,No Smoking Home,Separate Entrance,Storage,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	14`6" x 10`0"
Bedroom	Main	9`0" x 10`3"
Pantry	Main	2`0" x 1`11"
Dining Room	Main	9`1" x 8`1"
Entrance	Main	6`0" x 4`5"
Entrance	Main	3`4" x 3`4"
3pc Bathroom	Basement	8`1" x 7`3"

Room	Level	Dimensions
Bedroom	Main	11`1" x 8`0"
4pc Bathroom	Main	6`10" x 7`6"
Kitchen	Main	6`8" x 16`7"
Living Room	Main	13`6" x 14`10"
Foyer	Basement	12`4" x 6`3"
Bedroom	Basement	11`4" x 13`2"
Bedroom	Basement	8`8" x 11`11"

Game Room
Furnace/Utility Room

Basement
Basement

14`5" x 11`8"
10`4" x 12`4"

Kitchen
Storage
Legal/Tax/Financial

Basement
Basement

12`0" x 9`1"
15`5" x 5`3"

Title:
Fee Simple
Legal Desc:

7913HU

Zoning:
R-CG

Remarks

Pub Rmks:

~~~ CALLING ALL INVESTORS or FIRST-TIME HOME BUYERS ~~~ Step inside this INCREDIBLE BUNGALOW HOME FEATURING over 2,000 SQUARE FT. of OPPORTUNITY AWAIT ! With 5 BEDROOMS , 2 FULL BATHS , a " SEPARATE ENTRANCE ", and 2 GORGEOUS KITCHENS !!! " ADDITIONAL HIGHLIGHTS " include a DOUBLE-CAR GARAGE and GATED RV PARKING—PLENTY of space for the whole family! Located in the SUPERB and UNBEATABLE Neighbourhood of FOREST HEIGHTS, this beautiful home has been THOUGHTFULLY DESIGNED to create a PERFECT BLEND of LUXURIOUS FINISHES and a practical layout. As you enter, you'll be greeted by a BRIGHT and SPACIOUS LIVING ROOM that features NEWER, LARGE WINDOWS ADORNED with BEAUTIFUL BRIGHT VINYL BLINDS, allowing PLENTY of natural light to fill the space. This vibrant energy is COMPLEMENTED by BEAUTIFUL and GLEAMING LAMINATE FLOORING THROUGHOUT The main area and NEUTRAL DECOR. The OPEN-CONCEPT DESIGN leads you to a STUNNING and UPGRADED KITCHEN, equipped with ELEGANT CABINETRY, ENDLESS GRANITE COUNTERTOPS, a MODERN BACKSPLASH, and white kitchen appliances that will IGNITE YOUR CULINARY CREATIVITY. The DINING AREA ACCOMODATES LARGE FAMILY GATHERINGS with ease. THREE SPACIOUS BEDROOMS create SERENE RETREATS for your entire family, while the stylish bathrooms EVOKE SPA-Like TRANQUILLITY. The Finishes on the lower level are equally IMPRESSIVE, FEATURING a SEPARATE ENTRANCE, a SPACIOUS KITCHEN (illegal suite), 2 ADDITIONAL BEDROOMS, and a FULL BATHROOM. Step outside to the low-maintenance LANDSCAPED backyard, ideal for SIPPING your morning coffee or STARGAZING at NIGHT. Another HIGHLIGHT of this property is the OVERSIZED DOUBLE GARAGE, PERFECT for your HOBBIES, TOOLS, and keeping your cars warm during the cold winter months. An EXTRA PARKING PAD is available for ADDITIONAL VEHICLES, CAMPERS, or RVs, along with a STORAGE SHED as a BIG BONUS. This isn't just a house; it's a GATEWAY to an INSPIRING LIFESTYLE. EMBRACE the OPPORTUNITY to Transform this DREAM into your reality and experience QUALITY LIVING FOR YOURSELF ! For inquiries and private viewings, PLEASE GET IN TOUCH TODAY !!!

Inclusions:
Property Listed By:

N/A
MaxWell Canyon Creek

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













