



THE
A-TEAM

**RE/MAX
FIRST**

3511 42 Street, Calgary T3E 3M7

MLS®#: **A2184231**

Area: **Glenbrook**

Listing Date: **12/20/24**

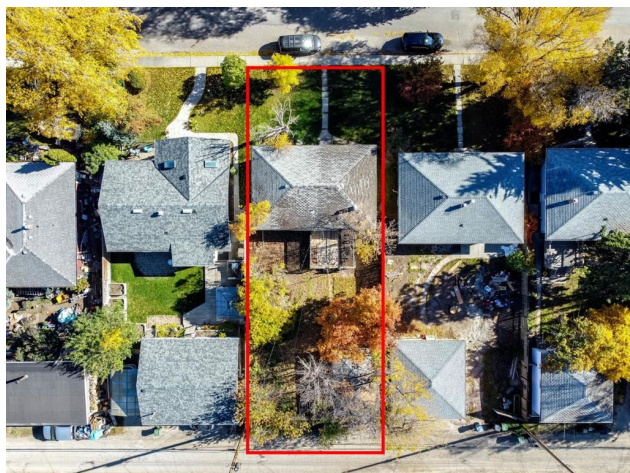
List Price: **\$749,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1958**

Lot Information

Lot Sz Ar: **5,747 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **911**
Low Sqft:
Ttl Sqft: **911**

DOM

1
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Level,Rectangular Lot,Treed**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`0" x 11`0"	Living Room	Main	16`0" x 11`6"
Kitchenette	Basement	17`0" x 11`0"	Laundry	Basement	14`0" x 11`0"
Bedroom - Primary	Main	12`6" x 11`6"	Bedroom	Main	9`0" x 8`0"
Bedroom	Main	10`0" x 8`0"	Bedroom	Basement	10`0" x 7`0"
Bedroom	Basement	10`0" x 9`0"	4pc Bathroom	Main	0`0" x 0`0"

4pc Bathroom

Basement

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

5892HL

Zoning:

R-CG

Remarks

Pub Rmks:

Incredible opportunity! This lot is nestled on a quiet family friendly street in the desirable community of Glamorgan. Perfectly positioned on a 50' lot with a sunny WEST facing backyard, this prime location is an ideal lot to build your family's dream home or for developers to build two infills. The west facing backyard offers a beautiful space to enjoy summer evenings and barbecues with loved ones. You couldn't ask for a better location with a short walking distance to St Andrew School (K-6), Glamorgan School (K-9), MT Royal University and transit. Access to major roadways and all shopping and dining amenities in Signal Hill and Glamorgan. A quiet family street with mature trees and friend neighbours awaits.

Inclusions:

n/a

Property Listed By:

RE/MAX House of Real Estate

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



