



THE
A-TEAM

**RE/MAX
FIRST**

405 64 Avenue #341, Calgary T2K 6J6

MLS®#: **A2185173**

Area: **Thorndcliffe**

Listing Date: **01/02/25**

List Price: **\$350,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1971**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **1,003**
Low Sqft:
Ttl Sqft: **1,003**

DOM

20
Layout
Beds: **4 (3 1)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Oven,Range,Refrigerator,Washer,Window Coverings**
Int Feat: **No Smoking Home,Pantry,Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 5`9"
Kitchen	Main	14`1" x 8`3"
4pc Bathroom	Second	7`3" x 6`0"
Bedroom	Second	10`6" x 8`3"
Bedroom	Basement	10`3" x 14`2"
Storage	Basement	7`1" x 5`6"

Room	Level	Dimensions
Dining Room	Main	9`0" x 8`3"
Living Room	Main	15`4" x 12`7"
Bedroom	Second	10`11" x 9`1"
Bedroom - Primary	Second	10`11" x 13`8"
Laundry	Basement	15`6" x 5`8"
Furnace/Utility Room	Basement	14`11" x 14`2"

Legal/Tax/Financial

Condo Fee:
\$438

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8911305**

Remarks

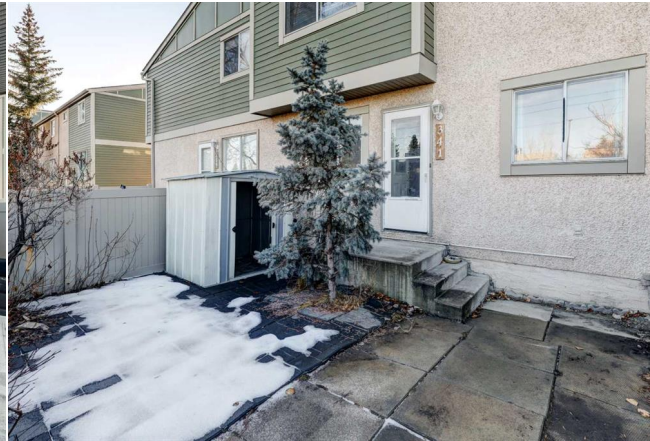
Pub Rmks: **An inviting 4-bedroom, 2-bathroom home in the desirable Thorncliffe neighborhood! Located just minutes from local shopping and schools, this property offers the perfect blend of comfort and convenience. As you enter, you'll be greeted by a front hall closet and a convenient powder room. The main level features a welcoming living and dining area, with a well-appointed kitchen at the rear. Step through the back door to the private backyard, offering an ideal space for outdoor gatherings or quiet relaxation. Upstairs, you'll find three bright and cozy bedrooms, along with a 4-piece bathroom with a window. A linen closet provides added storage space for your convenience. The partially finished basement offers even more potential, with a large fourth bedroom, laundry area, and additional storage space. Whether you're looking for extra living space or room for hobbies, this basement has you covered! This home is perfect for families or anyone looking for a well-maintained property in a great location!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Central)

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

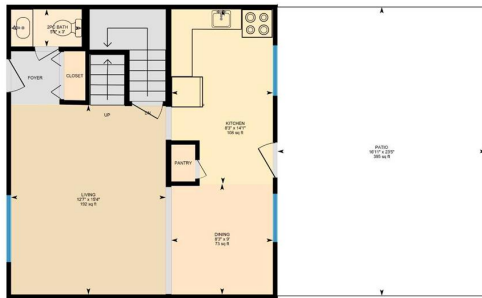






341-405 64 Ave NE, Calgary, AB

Main Floor Exterior Area 323.80 sq ft
Interior Area 452.04 sq ft



0 2 4 ft

PREPARED: 20241203



While 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.

341-405 64 Ave NE, Calgary, AB

2nd Floor Exterior Area 348.00 sq ft
Interior Area 573.34 sq ft



0 2 4 ft

PREPARED: 20241203



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341-405 64 Ave NE, Calgary, AB

Basement (Below Grade) Exterior Area 550.30 sq ft
Interior Area 460.15 sq ft



0 2 4 ft

PREPARED: 20241203



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