



THE
A-TEAM

**RE/MAX
FIRST**

1637 BOWNESS Road, Calgary T2N 3K1

MLS®#: **A2187430**

Area: **Hillhurst**

Listing Date: **01/13/25**

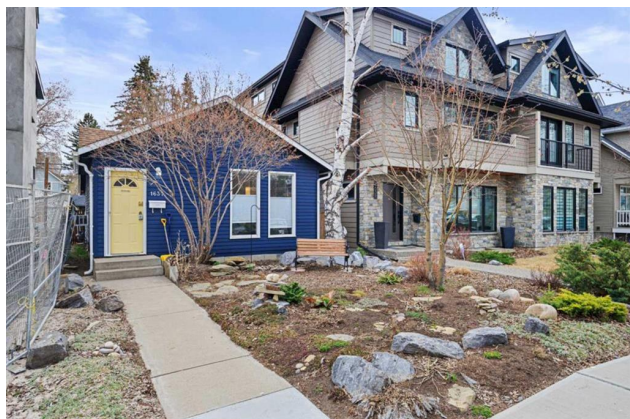
List Price: **\$669,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1910**
Lot Information
Lot Sz Ar: **3,121 sqft**
Lot Shape: **38.12 SM**

Finished Floor Area
Abv Sqft: **947**
Low Sqft:
Ttl Sqft: **947**

DOM

19
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat: **Back Yard**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Storage**

Construction: **Aluminum Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Range,Freezer,Portable Dishwasher,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`11" x 15`2"
Bedroom	Main	9`7" x 8`6"
Kitchen	Main	10`6" x 9`3"
4pc Bathroom	Main	8`6" x 5`10"

Room	Level	Dimensions
Dining Room	Main	18`4" x 10`3"
Bedroom - Primary	Main	16`9" x 8`8"
Foyer	Main	7`7" x 4`5"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

51510

R-C2

Remarks

Pub Rmks: **Introducing a charming bungalow in the south-after neighborhood of Hillhurst. This cozy home is perfect for those eager to join the vibrant community at an affordable price. Situated on a fabulous Development lane. This property boasts a south-facing rear yard, offering plenty of sunshine and gardening options for those with a green thumb. Great new development opportunity on a lot size of 25 x 125. 3 storey plans are submitted to the City of Calgary. Build your own custom dream home in this vibrant Hillhurst community. Minutes away from downtown, Bow River , Bicycle track & walking track, popular Kensington restaurants & pubs. The opportunities are endless, add on a lane home or just move right in to this cute little home. Don't miss out on this opportunity to own a piece of Hillhurst at a great value!**

Inclusions: **Backyard Shed**

Property Listed By: **Real Broker**

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

