



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**124 9 Avenue, Calgary T2E 0V2**

MLS®#: **A2187842**

Area: **Crescent Heights**

Listing Date: **01/23/25**

List Price: **\$758,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1929**

Lot Information

Lot Sz Ar: **4,499 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,039**  
Low Sqft:  
Ttl Sqft: **1,039**

DOM

**13**  
Layout  
Beds: **3 (2 1 )**  
Baths: **1.5 (1 1)**  
Style: **Bungalow**

Parking

Ttl Park: **7**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Front Yard,Lawn,Level,Street Lighting,Private,Rectangular Lot,Treed  
Additional Parking,Double Garage Detached,Drive Through,Driveway,Front Drive,Garage Door Opener,Garage  
Faces Front,Garage Faces Rear,Insulated,Oversized,Parking Pad,Rear Drive,RV Access/Parking,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Electric,Fireplace Insert,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,French Door,Natural Woodwork,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Vinyl Windows,Wood Windows**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	14`2" x 11`3"
Bedroom - Primary	Main	10`1" x 12`9"
4pc Bathroom	Main	6`7" x 7`1"
Entrance	Main	11`3" x 6`8"
Furnace/Utility Room	Basement	6`0" x 15`11"

Room	Level	Dimensions
Kitchen	Main	9`8" x 14`8"
Bedroom	Main	10`1" x 10`1"
Living Room	Main	12`9" x 14`1"
Flex Space	Basement	9`11" x 5`8"
Kitchenette	Basement	9`1" x 16`9"

Family Room  
2pc Bathroom

Basement  
Basement

10`11" x 17`0"  
4`7" x 8`9"

Bedroom  
Laundry  
Legal/Tax/Financial

Basement  
Basement

8`9" x 11`8"  
5`0" x 6`8"

Title:  
**Fee Simple**  
Legal Desc:

**3946N**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**AMAZING, UPDATED BUNGALOW** in Crescent Heights is a perfect blend of charm and modern upgrades, offering over 1,030 sq. ft. of living space above grade. Located on a serene, tree-lined street just blocks from downtown, this home is ideal for those seeking both character and convenience. The main floor features a welcoming entry; a covered front porch leads to a light-filled sunroom with a fireplace. The entire main level has a **BRAND NEW** flat finished ceiling, light fixtures, and paint throughout. The living/dining area is an expansive space featuring a gas fireplace with built-ins, and original hardwood flooring. The **BRAND-NEW** kitchen is equipped with quartz countertops, a breakfast bar, stainless steel appliances (including a **NEW** stove custom hood, and dishwasher), and luxury vinyl plank flooring. There are two generously sized bedrooms and a completely **RENOVATED** 4-piece bathroom. Accessible from the main floor or a private entrance, the lower level provides versatile living space with new carpet and linoleum tile, including a spacious family room, plus cabinets with a sink, and a 240V plug for added functionality. There is a third bedroom (non-egress window), 2-piece bathroom, laundry area, and a separate storage room. Enjoy the covered veranda overlooking a large yard. Oversized, double-insulated finished garage with skylight and dual back door. A side driveway accommodates up to four additional vehicles. Additional upgrades include Glenow windows, high-efficiency furnace, newer roof, updated electrical (100-amp panel), and more. This home offers a unique combination of modern upgrades and timeless character, all in a highly desirable location. Heritage guideline area. Call today.

Inclusions:  
Property Listed By:

**Shed back yard**  
**Real Broker**

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











