



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5228 44 Avenue, Calgary T3A 0L8**

MLS®#: **A2188104**

Area: **Varsity**

Listing Date: **01/16/25**

List Price: **\$768,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1967**  
Lot Information  
Lot Sz Ar: **5,489 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,427**  
Low Sqft:  
Ttl Sqft: **1,427**

DOM

**6**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,No Neighbours Behind,Landscaped,Rectangular Lot,Treed**  
Park Feat: **Alley Access,Double Garage Detached,Oversized**

Utilities and Features

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

Construction: **Brick,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),French Door,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`0" x 13`3"
Family Room	Main	12`10" x 11`3"
Nook	Main	7`6" x 6`9"
Bedroom	Main	11`0" x 8`2"
Great Room	Basement	21`10" x 12`9"
Bedroom	Basement	11`3" x 10`7"
4pc Bathroom	Main	

Room	Level	Dimensions
Dining Room	Main	10`2" x 9`0"
Kitchen	Main	9`8" x 8`6"
Bedroom - Primary	Main	13`6" x 11`9"
Bedroom	Main	10`3" x 8`8"
Bedroom	Basement	15`9" x 8`0"
3pc Ensuite bath	Main	
4pc Bathroom	Basement	

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**4263JK**

Remarks

Pub Rmks: **Welcome to this lovingly maintained Bungalow situated on a 50' wide lot with no neighbours behind in the heart of Varsity Acres. Home is walking distance to 3 schools and Market Mall. The kitchen has brand new cabinets and counter tops (2025), brand new Luxury Vinyl Plank floor in the main living area (2025) on the main floor, new interior paints (2024), newer light fixtures, knock-down ceilings and roof. A spacious and sunny living room with tons of natural light opens to formal dining room, main level also features a sun-soaked family room with 2 skylights, 3 good size bedrooms and 2 full baths perfect for a growing family. The primary bedroom has a 3 piece ensuite. The lower level is bright and spacious with a large recreation room, 2 bedrooms, a 4 piece bathroom, laundry and storage area. A large backyard with oversized double garage backs onto the school park. Great opportunity to live inner city and within the walk zone to a number of premiere schools (Marion Carson - Chinese (Mandarin) Bilingual Elementary School, F.E. Osborne Junior High School, and St. Vincent de Paul Elementary School). Pristine location only minutes to schools, Market Mall, Bowmont Park, with quick easy access to the University of Calgary & hospitals (Alberta Children's, Foothills Medical Centre & the new Arthur J.E. Child Cancer Centre), University District, LRT, Beaumont Natural Reserve, and Bow River pathway system. Make this your home today!**

Inclusions: **N/A**  
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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









