



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3919 23 Avenue, Calgary T3E 0J9**

MLS® #: **A2188195**

Area: **Glendale**

Listing Date: **01/21/25**

List Price: **\$824,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1954**

Finished Floor Area  
Abv Sqft: **996**  
Low Sqft:  
Ttl Sqft: **996**

Lot Information

Lot Sz Ar: **6,027 sqft**  
Lot Shape:

DOM

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

Parking

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

Access:

Lot Feat: **Back Lane,Level**  
Park Feat: **Single Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **See Remarks**  
Int Feat: **No Smoking Home**  
Utilities:

Room Information

Room                      Level                      Dimensions  
**Bedroom - Primary**      **Main**                      **12`2" x 11`7"**  
**3pc Bathroom**            **Main**  
**Dining Room**              **Main**                      **8`4" x 11`5"**

Room                      Level                      Dimensions  
**Bedroom**                      **Main**                      **11`7" x 9`1"**  
**Living Room**                **Main**                      **17`4" x 11`10"**  
**Kitchen**                      **Main**                      **11`5" x 8`9"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8429GQ**

Zoning:  
**R-CG**

Remarks

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Pub Rmks: **Click brochure link for more details. Over 6000 sqft lot with an additional 18' of city easement. It's Very large and spacious property with a partially renovated bungalow and over sized single garage. Mature trees with a South Facing Backyard. Move your family in and enjoy the great neighbourhood, or create a secondary suite for some income (subject to City approval & permits) The property will appeal to your development side; contextually build with 1' of the minimum front setback, utilities located back of walk, so no degradation fees, ability to create space up to 45% of the lot contextually. Lot is sub dividable. This beautiful location is nestled in Glendale, minutes from schools, parks, an ODR, and transit, 10 minutes to downtown.**

Inclusions: **Call seller directly**  
Property Listed By: **Honestdoor Inc.**

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

