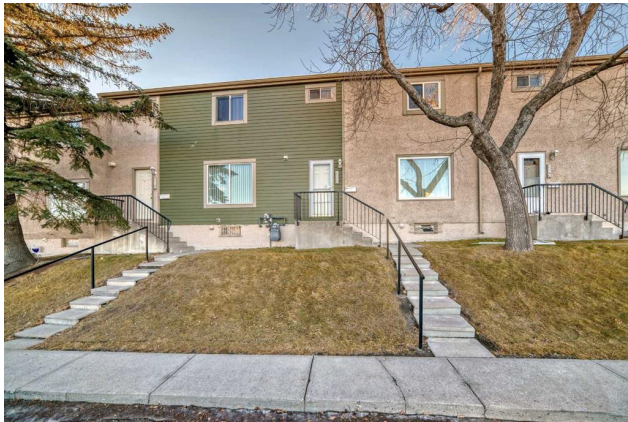


405 64 Avenue #307, Calgary T2K 6J6

MLS®#: **A2188326** Area: **Thornccliffe** Listing Date: **01/17/25** List Price: **\$365,000**
 Status: **Pending** County: **Calgary** Change: **+\$45k, 21-Jan** 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:

Finished Floor Area
 Abv Sqft: **1,077**
 Low Sqft:
 Ttl Sqft: **1,077**

DOM
5
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Yard,Other**
 Park Feat: **Stall**

Utilities and Features

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

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

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Closet Organizers,Open Floorplan,See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`5" x 4`3"	Dining Room	Main	8`11" x 8`9"
Kitchen	Main	13`11" x 8`4"	Living Room	Main	15`5" x 12`7"
2pc Bathroom	Main	3`0" x 5`10"	Bedroom	Second	10`8" x 8`4"
Bedroom - Primary	Second	10`1" x 13`9"	Bedroom	Second	11`0" x 9`2"
4pc Bathroom	Second	7`5" x 6`0"	Family Room	Basement	11`5" x 19`11"
Den	Basement	11`2" x 6`8"	Laundry	Basement	10`9" x 5`2"

Legal/Tax/Financial

Condo Fee:
\$438

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8911305**

Remarks

Pub Rmks: **Welcome to this RARE 2-Storey townhouse in the Thorncliffe Community. This unique townhouse includes new windows, newer hot water tank, and a newer backyard fence. It is featuring 3 Bedrooms + 1.5 bathrooms within 1077 sq. ft. of open concept living space. PLUS, an additional finished basement within a family room and office/den+ another potential full bathroom. Main floor, the open Concept floor plan throughout the Kitchen, Living Room, and Dining Room, and a half bath. South facing Backyard with a nice size deck will has all days full of the natural lights all the way to your living room and kitchen. The upper level features a south facing Master Bedroom and 2 other comfort-sized Bedrooms(one south facing as well), plus a 4 pc Bathroom. Convenient Location in the community: Steps to elementary school, junior high schools and John G. Diefenbaker High School. Minutes of drive to Shopping center, Rec center, Restaurants, and Many other Amenities! Easy access to Deerfoot Trail for Airport, Downtown Calgary, etc. Don't miss your opportunity for this GAS & HEAT INCLUDED TOWNHOUSE!!!**

Inclusions:
Property Listed By: **N/A**
Homecare Realty Ltd.

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







