



THE
A-TEAM

**RE/MAX
FIRST**

4611 83 Street, Calgary T2B 2R1

MLS®#: **A2188715**

Area: **Bowness**

Listing Date: **01/18/25**

List Price: **\$660,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1953**

Lot Information

Lot Sz Ar: **6,167 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Single Garage Detached**

DOM

4

Layout

Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Refrigerator, Washer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`1" x 20`11"
Kitchen	Main	10`11" x 8`0"
Bedroom	Main	8`2" x 12`10"
4pc Bathroom	Main	6`2" x 9`6"
Game Room	Lower	7`10" x 11`9"

Room	Level	Dimensions
Dining Room	Main	5`9" x 12`10"
Bedroom - Primary	Main	10`11" x 14`11"
Bedroom	Main	9`8" x 11`0"
Furnace/Utility Room	Lower	9`4" x 10`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0020033023

Zoning:
R-CG

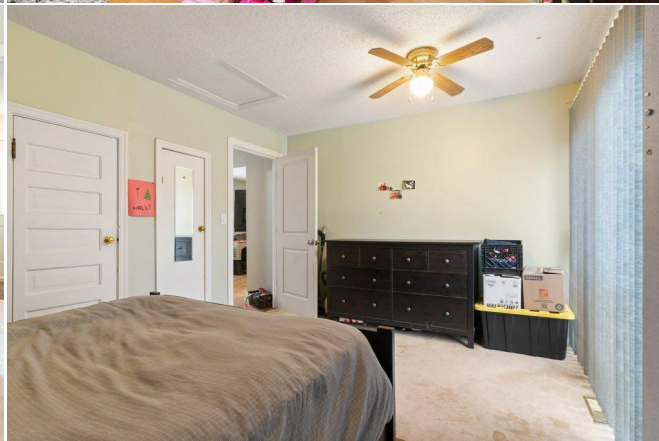
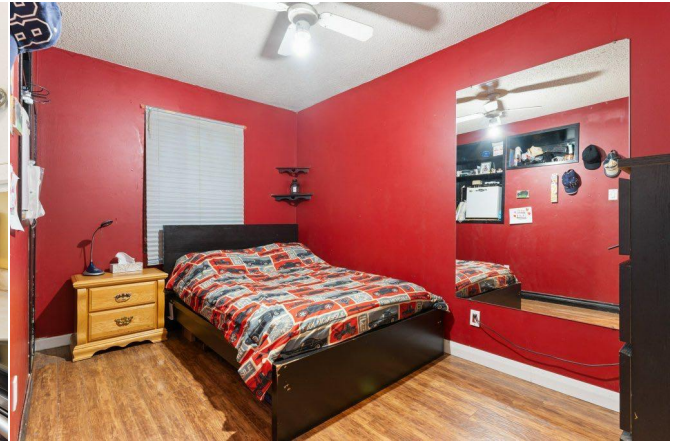
Remarks

Pub Rmks: ***** VERY MOTIVATED SELLER *** Property sold as is, where is, at time of possession. No warranties or representations. This little bungalow in the heart of Bowness lends itself to several options; buy and hold; buy and rent; buy and build or buy and live in it. Three bedrooms and a bathroom on the main floor with lots of storage downstairs. The garage and big yard lends itself to even more ideas.**

Inclusions: **None**
Property Listed By: **CIR Realty**

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







4611 83 St NW, Calgary, AB

Main Floor Exterior Area 1089.11 sq ft



0 2 4 ft

PREPARED: 2025/01/17



White regions are excluded from total floor area in GUCDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

4611 83 St NW, Calgary, AB

Basement (Below Grade) Exterior Area 277.28 sq ft
Excluded Area 91.07 sq ft



0 2 4 ft

PREPARED: 2025/01/17



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