

402 28 Avenue, Calgary T2M 2K6

MLS®#:	A2192816	Area:	Mount Pleasant	Listing Date:	02/05/25	List P	rice: \$699,000				
Status:	Pending	County:	Calgary	Change:	None	Asso	iation: Fort McMurray				
		1		General Inf Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar:	ation	Residential Detached Calgary 1979 2,981 sqft	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	1,260 1,260	DOM 17 Layout Beds: Baths: Style:	5 (3 2) 3.0 (3 0) 2 Storey	
				Lot Shape: Access: Lot Feat: Park Feat:		Back Lane,Corne None	er Lot		<u>Parking</u> Ttl Park: Garage Sz:	0	

Utilities and Features

Roof:	Asphalt Shingle	Construction:
Heating:	Forced Air,Natural Gas	Stucco,Wood Frame
Sewer:		Flooring:
Ext Feat:	Private Yard	Carpet, Hardwood, Linoleum
		Water Source:
		Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Int Feat: Utilities: Electric Stove,See Remarks No Animal Home,No Smoking Home

			Room Information				
Room	Level	Dimensions	Room	Level	Dimensions		
Living Room	Main	16`3" x 12`0"	Kitchen	Main	10`0" x 7`11"		
Bedroom	Main	10`0" x 9`10"	Bedroom	Main	10`11" x 11`3"		
Dining Room	Main	12`0" x 7`8"	Bedroom - Primary	Second	21`2" x 10`11"		
4pc Ensuite bath	Second		Living Room	Suite	15`11" x 11`8"		
Dining Room	Suite	11`5" x 6`9"	Kitchen	Suite	9`8" x 7`10"		
Bedroom	Suite	9`9" x 9`0"	Bedroom	Suite	11`0" x 10`2"		
4pc Bathroom	Lower		4pc Bathroom	Main			
			Legal/Tax/Financial				
Title:		Zoning:					
Fee Simple		R-CG					
Legal Desc:	2617AG						
	Remarks						
Pub Rmks:	Rmks: This solid home features 1260 square feet on the main and upper floors with 3 bedrooms up, Master bedroom has a walk-in closet and a 4 piece ensuite. The basement has a 2 bedroom suite, (illegal) with large bright windows and another 4 pce bath. In 2014 2 new Coleman furnaces and 2 new water heaters were installed. This house needs considerable cosmetic work so bring your tools and/or your handyman along.						
Inclusions: Property Listed By:	sions: two stoves, two fridges, washer dryer and all existing window coverings.						

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

















