



THE
A-TEAM

**RE/MAX
FIRST**

2616 EDMONTON Trail, Calgary T2E 3N3

MLS®#: **A2194589** Area: **Winston Heights/Mountview** Listing Date: **02/14/25** List Price: **\$899,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Full Duplex**
 City/Town: **Calgary**
 Year Built: **1967**
Lot Information
 Lot Sz Ar: **7,071 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,242**
 Low Sqft:
 Ttl Sqft: **2,242**

DOM

8
Layout
 Beds: **6 (6)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **7**
 Garage Sz: **2**

Access:

Lot Feat: **City Lot,Corner Lot,Pie Shaped Lot,Treed**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Side,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Dog Run**

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

Kitchen Appl: **Electric Range,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),Kitchen Island,Open Floorplan,See Remarks,Vaulted Ceiling(s),Vinyl Windows,Wood Counters**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 5`1"
Bedroom	Main	11`11" x 9`8"
Bedroom	Main	14`2" x 8`1"
Dining Room	Main	13`3" x 8`2"
Kitchen	Main	13`3" x 10`6"
Living Room	Main	13`0" x 16`7"
Bedroom - Primary	Main	11`10" x 11`9"

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Title:
Fee Simple
Legal Desc:

Zoning:
M-C1

3430JK

Remarks

Pub Rmks: **INVESTOR ALERAT ! FIX AND FLIP OPPORTUNITY ! BOTH SIDE OF THE DUPLEX FOR SALE. TWO GARAGES. ONE SIDE HAS WALKOUT BASEMENT OTHER SIDE HAS SEPARATE ENTRANCE TO BASEMENT. BILEVEL BIG VINYL WINDOW IN BASEMENT. EASILY COULD BE "4-PLEX". CORNER LOT. EACH SIDE HAS 1100 PLUS SQ.FT. BIG AND BRIGHT KITCHEN AREA. TOTAL 8 BEDROOMS AND 3 BATHS. EASY TO ALL AMENTIES SCHOOL, PARK GOLF COURSE, BUS STOP. PLEASE BOOK SHOWING TO SEE THIS HOUSE .**

Inclusions:
Property Listed By: **N/A**
URBAN-REALTY.ca

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







