



THE
A-TEAM

**RE/MAX
FIRST**

3039 COCHRANE Road, Calgary T2M 4J4

MLS®#: **A2197279** Area: **Banff Trail** Listing Date: **02/26/25** List Price: **\$839,900**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 02-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1955**
Lot Information
 Lot Sz Ar: **5,952 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,014**
 Low Sqft:
 Ttl Sqft: **1,014**

DOM

42
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Level,Rectangular Lot,See Remarks**
 Park Feat: **Single Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`0" x 5`0"
Dining Room	Main	8`6" x 8`9"
Kitchen With Eating Area	Main	11`3" x 11`11"
Bedroom	Main	11`4" x 8`9"
3pc Bathroom	Basement	5`6" x 7`8"
Game Room	Basement	11`6" x 28`3"
Storage	Basement	11`10" x 6`8"

Room	Level	Dimensions
Bedroom	Main	13`5" x 7`11"
Foyer	Main	3`0" x 3`5"
Living Room	Main	15`7" x 12`3"
Bedroom - Primary	Main	9`11" x 12`2"
Bedroom	Basement	21`8" x 9`1"
Furnace/Utility Room	Basement	11`10" x 21`10"

Title: **Fee Simple**
Legal Desc: **907GS**

Zoning: **R-CG**

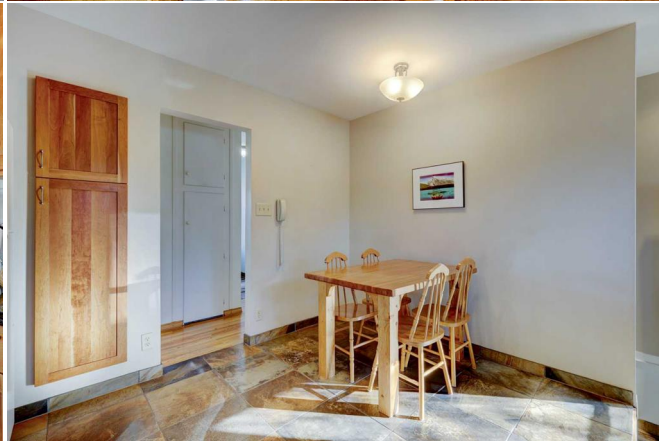
Remarks

Pub Rmks: **This property presents an exceptional opportunity for redevelopment, investment, or for those simply looking for a lovely home in a prime location. Located in the community of Banff Trail, a premier inner city community that is being redeveloped at a quick pace, this expansive property spans approximately 5,737 square feet of flat land, and is situated on a quiet street with alley access on both the rear and side of the lot, offering numerous possibilities for redevelopment. Lovingly maintained, this 3 bed / 2 bath bungalow boasts a Bright Living Room with a bay window, Dining Room, Kitchen with plenty of counter space and an eating area, 2 Bedrooms, an Office which could be converted back to a bedroom, and a 4pc Bathroom. Natural Hardwood Flooring in great condition throughout main floor adds warmth & character. The basement is fully developed with Recreation / Family Room, oversized Bedroom, dedicated Storage Room, Laundry area and 3pc bath. Large lot with Single Garage and plenty of street parking. Superb location! Families will appreciate the convenience of having schools within walking distance (Banff Trail School, William Aberhart School, Senator Patrick Burns School), and it is in close proximity to UofC, SAIT, UA Arts, Foothills & Children's Hospitals. West Confederation Park is just a block away and nearby Confederation Park provides access to the Calgary Pathway System for walking, biking or running, offering a lifestyle that embraces nature and recreation. Commuting from this location is a breeze! Excellent public transit connections: Bus stops are just steps away & approximately 10 minute walk to University LRT Station. Driving time to Downtown is about 15 min. This property is a gem. Don't miss this incredible opportunity in a prime location with amazing potential. Book your showing today!**

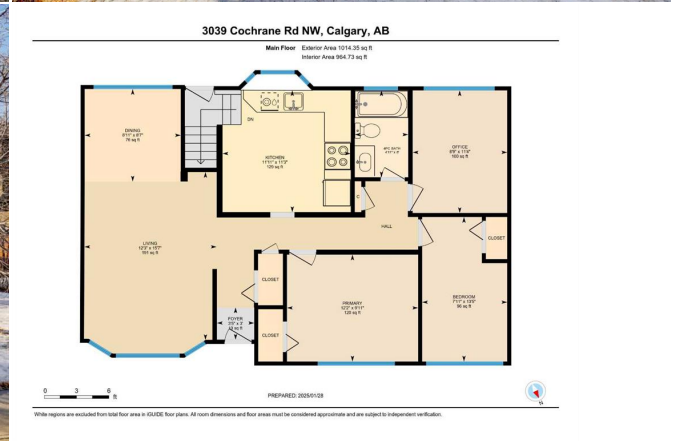
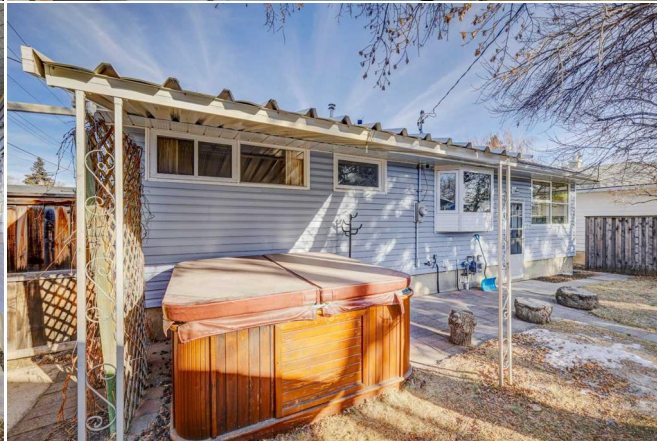
Inclusions: **Hot Tub "AS-IS"**
Property Listed By: **Royal LePage Benchmark**

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









3039 Cochrane Rd NW, Calgary, AB

Basement (Below Grade) Exterior Area 955.52 sq ft
Interior Area 955.48 sq ft

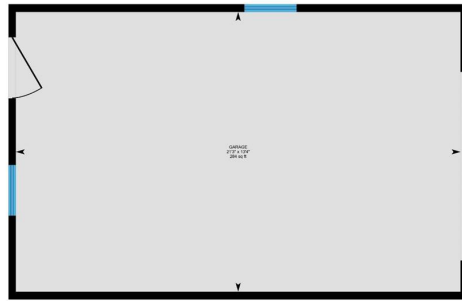


PREPARED: 2025/01/28

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

3039 Cochrane Rd NW, Calgary, AB

Detached Garage Exterior Area 210.52 sq ft
Interior Area 285.09 sq ft



PREPARED: 2025/01/28

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