



THE
A-TEAM

**RE/MAX
FIRST**

8415 62 Avenue, Calgary T3B 4A8

MLS® #: **A2198560**

Area: **Silver Springs**

Listing Date: **03/07/25**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 07-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**

Lot Information

Lot Sz Ar: **6,609 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,636**
Low Sqft:
Ttl Sqft: **1,636**

DOM

44

Layout

Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **1 and Half Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees**
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Electric Water Heater,Refrigerator,Washer,Window Coverings**
Int Feat: **Beamed Ceilings,Ceiling Fan(s),Central Vacuum,Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	50`7" x 49`9"
Foyer	Main	12`7" x 20`9"
Laundry	Main	9`0" x 18`4"
4pc Bathroom	Main	28`5" x 16`2"
Bedroom	Upper	36`4" x 25`8"
Bedroom - Primary	Upper	39`4" x 45`5"
Kitchen With Eating Area	Main	48`2" x 50`0"

Room	Level	Dimensions
Dining Room	Main	39`1" x 30`4"
Kitchen	Main	47`0" x 45`1"
Bedroom	Main	43`3" x 37`2"
4pc Bathroom	Upper	39`1" x 16`2"
Bedroom	Upper	39`4" x 36`11"
3pc Bathroom	Basement	22`8" x 19`11"
Den	Basement	29`9" x 36`8"

Game Room	Basement	41`7" x 59`4"	Furnace/Utility Room	Basement	49`6" x 46`2"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-CG			
Legal Desc:	7410697				
Remarks					
Pub Rmks:					
Welcome home to this well maintained Storey & half style home that offers a living room with wood burning fireplace, a formal dining room, a good size kitchen, as well as a main floor bedroom, full bathroom & a laundry room. The upper floor offers a good size Primary room, and 2 other bedrooms and a full bathroom. The fully finished basement offers a large Recreation room, a den'office/bedroom as well as a 3 piece bathroom, kitchen/wet bar & a large storage/utility room. Newer windows, newer furnace, the instant hot water, newer built-in Dishwasher and stove, as well as newer water softener makes this home a great opportunity for a growing family. The Sunny South facing backyard with a two tiered maintenance free composite deck makes a great spot for kids to play and enjoy the natural warmth & light. Quiet location yet close to all amenities. Call today to view !					
Inclusions:					
Property Listed By:					
None					
RE/MAX Real Estate (Mountain View)					

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











