



THE
A-TEAM

**RE/MAX
FIRST**

2839 14 Avenue, Calgary T2A 0J8

MLS® #: **A2199791**

Area: **Albert Park/Radisson Heights**

Listing Date: **03/06/25**

List Price: **\$589,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 01-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,730

Year Built:

1961

Low Sqft:

Ttl Sqft:

1,730

Lot Information

Lot Sz Ar:

3,000 sqft

Lot Shape:

DOM

42

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

Attached-Side by Side,Bi-Level

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Corner Lot,Low Maintenance Landscape
Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Brick,Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer

Int Feat:

Beamed Ceilings,No Smoking Home

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Other	Main	10`10" x 16`4"	Entrance	Main	10`7" x 16`4"
Dining Room	Main	13`4" x 7`0"	Kitchen With Eating Area	Main	12`7" x 10`2"
2pc Bathroom	Main	4`11" x 4`11"	Living Room	Main	14`1" x 14`9"
Flex Space	Main	14`8" x 12`7"	Entrance	Main	5`7" x 4`6"
Bedroom	Upper	14`8" x 12`7"	Laundry	Upper	2`10" x 2`11"
Bedroom - Primary	Upper	15`1" x 14`8"	4pc Ensuite bath	Upper	7`8" x 5`9"
4pc Ensuite bath	Upper	7`8" x 5`0"	Bedroom	Upper	10`7" x 14`9"

Bedroom
4pc Bathroom
Family Room
Kitchen

Basement
Basement
Basement
Basement

14`1" x 12`3"
4`11" x 7`1"
13`7" x 14`0"
9`10" x 12`9"

Walk-In Closet
Laundry
Dining Room

Basement
Basement
Basement

3`0" x 6`6"
5`11" x 5`4"
8`2" x 7`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4946T

Zoning:
R-C2

Remarks

Pub Rmks: **LOCATIPON LOCATION LOCATION!!!!!! GREAT LOCATION FOR QUICK AND EASY COMMUTES, DIRECTLY ON 17 AVENUE , SEPERATE ENTRANCE WITH TWO BWDROOMS ILLEGAL SUITE, LIVE UP AND RENT DOWN STAIRS FOR 1400. VACANCY RATE IS ZERO. HOUSE HAS UNDER GONE MAJOR RENOVATIONS AND UPGRADES. VIEWINGS BETWEEN 11 AM TO 5 PM DAILY**

Inclusions:
Property Listed By:

none
Premiere Realty Direct

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







