



THE
A-TEAM

**RE/MAX
FIRST**

1131 READER Crescent, Calgary T2E 5J8

MLS® #: **A2083413**

Area: **Renfrew**

Listing Date: **09/26/23**

List Price: **\$1,648,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**
Lot Information
Lot Sz Ar: **11,625 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,112**
Low Sqft:
Ttl Sqft: **2,112**

DOM

236
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace Insert,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters,Natural Woodwork**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`5" x 16`6"
Dining Room	Main	12`4" x 13`8"
2pc Bathroom	Main	10`10" x 6`10"
Office	Main	8`5" x 6`7"
3pc Ensuite bath	Second	7`5" x 9`3"
Bedroom	Second	9`4" x 7`4"
Balcony	Second	26`2" x 15`5"

Room	Level	Dimensions
Kitchen	Main	13`8" x 11`4"
Den	Main	9`1" x 6`11"
Office	Main	11`9" x 13`8"
Bedroom - Primary	Second	17`8" x 18`6"
Bedroom	Second	9`4" x 11`5"
4pc Bathroom	Second	10`11" x 7`0"
Walk-In Closet	Second	5`6" x 6`5"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple
Legal Desc:

6133GA

R-C2

Remarks

Pub Rmks: **For the first time in almost four decades, this property is being offered to the discerning buyer. Whether you're looking for a great holding property or are eager to embark on a development project that could redefine this neighborhood, this listing is your canvas for success. The RC2 zoning provides flexibility and opens up a world of possibilities, making this property a standout investment in the real estate market. Nestled in the heart of Renfrew, just minutes away from downtown, this property offers an exceptional opportunity for those with a keen eye for real estate potential. Located on a tranquil cul-de-sac in a park-like setting. Spanning over 1000 square meters, this lot is a rarity in the neighborhood, offering endless possibilities for development. The vast expanse of land provides ample room for creative architectural endeavors, whether you're envisioning a spacious family home, luxury estate, or even a multi-unit development. The mature and lush greenery that adorns the property adds a touch of natural beauty, making it an even more enticing prospect for those seeking a slice of paradise within the city. This property in the heart of Renfrew offers an amazing location, a sprawling lot with lush greenery, and exciting development potential. Surrounded by elegance and offered for the first time in nearly 40 years, it represents a rare opportunity for those with vision and ambition. Don't miss the chance to be a part of the transformation of this remarkable piece of real estate into something truly extraordinary. Contact us today to explore the possibilities that await you in this prime development opportunity.**

Inclusions: **None**
Property Listed By: **REAL ESTATE PROFESSIONALS INC.**

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



