



THE
A-TEAM

**RE/MAX
FIRST**

1602 13 Avenue, Calgary T3C 0T7

MLS® #: **A2098621**

Area: **Sunalta**

Listing Date: **12/21/23**

List Price: **\$875,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 17-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1912**

Lot Information

Lot Sz Ar: **5,199 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,071**
Low Sqft:
Ttl Sqft: **1,071**

DOM

150

Layout

Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane, Back Yard, City Lot, Corner Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **None**
Int Feat: **No Animal Home, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`0" x 12`2"
Bedroom	Main	11`4" x 12`2"
Dining Room	Main	14`1" x 9`1"
Bedroom	Main	10`6" x 9`2"
Living/Dining Room Combination	Lower	29`2" x 10`5"
Storage	Lower	11`0" x 8`0"
Laundry	Lower	11`3" x 10`3"

Room	Level	Dimensions
Entrance	Main	12`1" x 7`8"
Kitchen	Main	11`5" x 9`8"
Bedroom	Main	11`6" x 10`6"
4pc Bathroom	Main	7`2" x 6`6"
Den	Lower	12`6" x 12`2"
Bedroom	Lower	8`6" x 11`2"
Bedroom	Lower	10`5" x 6`1"

4pc Bathroom	Lower	10`5" x 6`1"	Legal/Tax/Financial
Title: Fee Simple		Zoning: M-CG d111	
Legal Desc:	5380V		Remarks
Pub Rmks:	Attention builders, investors. Inner city lot in the heart of Calgary Downtown ready to be built with three stories townhouses, three legal raised walkout basements and three detached single garages, if you are ready to start work, the seller has all permits/ blue print and more ready to go. Realtors please check the private remarks.		
Inclusions:	none		
Property Listed By:	First Place Realty		

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



