



THE
A-TEAM

**RE/MAX
FIRST**

327 9 Avenue, Calgary T2E 0V7

MLS® #: **A2099154**

Area: **Crescent Heights**

Listing Date: **01/01/24**

List Price: **\$579,900**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1940**
Lot Information
Lot Sz Ar: **4,499 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **659**
Low Sqft:
Ttl Sqft: **659**

DOM

139
Layout
Beds: **2 (1 1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,No Neighbours Behind,Many Trees,Rectangular Lot,See Remarks**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dryer,Electric Range,Refrigerator,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`7" x 9`8"
Dining Room	Main	8`6" x 6`10"
Bedroom	Basement	8`10" x 8`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	9`7" x 9`2"
Bedroom - Primary	Main	8`10" x 8`10"
4pc Bathroom	Main	9`8" x 5`2"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

470P

R-C2

Remarks

Pub Rmks:

BACK ON MARKET!!! Investor Opportunity: Charming 2 bdrs, 1 bath 1940's Character Home in Crescent Heights. Calling all investors and developers! This property represents a golden opportunity for those seeking to capitalize on the potential of this prime location. Savvy investors can tap into the thriving rental market, turning it into a revenue-generating asset by developing a suite (subject to City's approval) with already existent separate entrance. Situated on a peaceful, tree-lined street with a lot front of 11+m. and a back lane with plenty of space for a new garage, this residence is a rare find! Its proximity to downtown, transit options, trendy shops, esteemed schools, renowned restaurants, and a plethora of amenities ensures a lifestyle of convenience and comfort for residents. Please note that the property is being sold "as is," offering a unique chance to reimagine and renovate according to your vision. While it may require some tender loving care, it presents an excellent opportunity to add value and create a space tailored to your preferences. Act fast to seize this rare chance in Crescent Heights! Contact us for a viewing.

Inclusions:

None

Property Listed By:

COMOX REALTY

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







