



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2125 36 Avenue, Calgary T2T 2h1**

MLS®#: **A2107092**

Area: **Altadore**

Listing **02/09/24**

List Price: **\$1,490,000**

Status: **Active**

County: **Calgary**

Change: **-\$495k, 20-Apr**

Association: **Fort McMurray**

General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1907**  
Lot Information  
Lot Sz Ar: **6,296 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,287**  
Low Sqft:  
Ttl Sqft: **1,287**

DOM

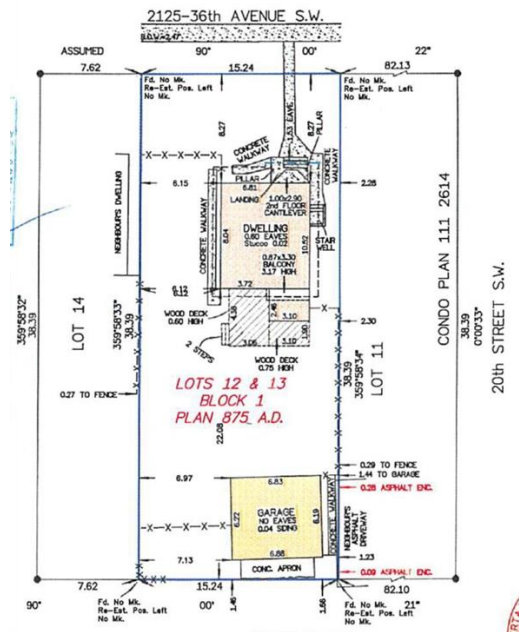
**98**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **2 Storey**

Parking

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

Access:  
Lot Feat:  
Park Feat:

**Other**  
**Double Garage Detached**



Utilities and Features

Roof: **See Remarks**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction:  
**See Remarks**  
Flooring:  
**See Remarks**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings**  
Int Feat:  
**See Remarks**  
Utilities:

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	8`6" x 10`4"	3pc Bathroom	Main	5`8" x 7`3"
Bedroom - Primary	Second	13`1" x 9`8"	4pc Bathroom	Second	7`11" x 8`11"
Legal/Tax/Financial					

Title: **Fee Simple**  
 Legal Desc: **875AD**  
 Zoning: **M-C1**

# Remarks

Pub Rmks: **Welcome to an unparalleled redevelopment opportunity in the prestigious Marda Loop/Altadore neighborhood! This prime property comprises TWO LOTS, boasting an impressive total FRONTAGE of 50' x 125'. For those with a grand vision, seize the chance to acquire an even more substantial parcel by including three adjacent lots (MLS#A2100250), resulting in a total frontage of 125 Feet! Positioned at the forefront of urban evolution this property sits across from a proposed 96 unit multi-family project awaiting approval from the City. Imagine being at the epicenter of an emerging architectural landscape, where innovation converges with upscale living. For seasoned developers seeking a canvas to craft a signature masterpiece, this is your calling. The Marda Loop/Altadore locale, renowned for its vibrant character and upscale ambiance, sets the stage for a venture that transcends the ordinary. Immerse yourself in the synergy of this marquee neighborhood, where every detail matters and every project is a statement. Don't miss this rare opportunity to shape the future of one of Calgary's most coveted areas. Sophisticated developers, envision your mark on the skyline and secure your place in the legacy of Marda Loop/Altadore. Act now and turn aspirations into reality in this prime redevelopment landscape! 2 storey, 2BR family home has been well- maintained and upgraded with a new kitchen featuring SS appliances, granite counters. 2 bedrooms + den.**

Inclusions: **n/a**  
 Property Listed By: **Stonemere Real Estate Solutions**

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





