



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1104 4 Street, Calgary T2E 3T5**

MLS®#: **A2110880**

Area: **Renfrew**

Listing Date: **03/01/24**

List Price: **\$380,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 11-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,249 sqft**  
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Off Street**

DOM

**69**

Layout

Beds: **4 (3 1 )**  
Baths: **3.0 (3 0)**  
Style: **1 and Half Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **None**  
Int Feat: **Open Floorplan,See Remarks,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 13`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>17`5" x 13`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 11`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`10" x 11`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 13`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`9" x 13`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>17`1" x 14`1"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	
<b>3pc Bathroom</b>	<b>Basement</b>	

Legal/Tax/Financial

Title: **Fee Simple**  
Legal Desc: **470P**

Zoning: **R-C2**

Remarks

Pub Rmks:	<b>Court date has been set (ask your Realtor for details)! INVESTOR ALERT! Judicial Foreclosure! Investors, Renovators and Developers welcome to 1104 4st NE Calgary! Nestled in a great location with revelopment across the street, north of Bridgeland and South of 16th Avenue, this home is priced to sell! Minutes to Downtown, SAIT POLYTECHNIC, Trans Canada HWY and Deerfoot Trail! 3 bedrooms above grade, 2 full bathrooms up, Basement partially finished with room for another bedroom and bathroom. Renovate, rent, flip or holding property for future developement. Lot's of options for this Judicial Foreclosure - SOLD AS IS WHERE IS.</b>
Inclusions:	<b>N/A</b>
Property Listed By:	<b>eXp Realty</b>

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









