



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1402 4 Street, Calgary T2M2Y9**

MLS®#: **A2112204**

Area: **Crescent Heights**

Listing Date: **03/04/24**

List Price: **\$1,231,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1942**  
Lot Information  
Lot Sz Ar: **7,104 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,108**  
Low Sqft:  
Ttl Sqft: **1,108**

DOM

**76**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Corner Lot,Fruit Trees/Shrub(s),Few Trees**  
Park Feat: **Triple Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Laminate Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	13`0" x 12`4"
3pc Bathroom	Main	12`7" x 10`2"
Living Room	Main	13`4" x 17`11"
3pc Bathroom	Basement	6`0" x 6`4"
Office	Basement	13`3" x 11`6"
Storage	Basement	3`9" x 6`8"

Room	Level	Dimensions
Bedroom	Main	10`6" x 10`10"
Kitchen	Main	12`7" x 10`2"
Game Room	Basement	13`3" x 11`6"
Den	Basement	10`8" x 13`10"
Laundry	Basement	9`0" x 10`5"
Furnace/Utility Room	Basement	12`10" x 5`8"

Legal/Tax/Financial

Title:  
**Fee Simple**

Zoning:  
**R-CG**

Legal Desc:	3946N	Remarks
Pub Rmks:	<b>***R-CG Residential - Grade-Oriented Infill R-CG is a residential designation that is primarily for rowhouses /Town houses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite*** Attention Investors and Developers. Welcome to this vibrant inner city community - Crescent Height. This R-CG corner lot is 142' long x 50' wide and in a fantastic location just 10 minutes to downtown. There is an oversized heated double garage and RV parking or room for 3 other vehicles. There is also another storage shed and a greenhouse. The 5 bedroom/2 bathroom home has a developed basement. This is an amazing opportunity to get into a neighborhood with excellent parks and greenspace in a super quiet location. Close to all amenities including SAIT, public transportation, shopping, schools, and 5 minutes to Crowchild trail, Deerfoot trail and only 15 minutes to the airport!</b>	
Inclusions:	None	
Property Listed By:	Creekside Realty	

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





















