



THE
A-TEAM

**RE/MAX
FIRST**

445 23 Avenue, Calgary T2E 1W1

MLS® #: **A2112350**

Area: **Winston
Heights/Mountview
Calgary**

Listing Date: **03/11/24**
Change: **None**

List Price: **\$899,900**

Association: **Fort McMurray**

Status: **Active**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1950**
Lot Information
Lot Sz Ar: **4,736 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **784**
Low Sqft:
Ttl Sqft: **784**

DOM

69
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat: **Other**
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`0" x 11`7"	Kitchen	Main	13`11" x 10`1"
Dining Room	Main	13`11" x 3`3"	Family Room	Basement	15`11" x 11`6"
Laundry	Basement	8`8" x 8`5"	Furnace/Utility Room	Basement	6`3" x 5`9"
Mud Room	Main	5`2" x 3`7"	Kitchenette	Basement	11`7" x 9`4"
Bedroom - Primary	Main	10`8" x 8`4"	Bedroom	Main	11`11" x 11`8"

Bedroom 3pc Bathroom	Basement Basement	10`8" x 9`11" 4`5" x 3`8"	4pc Bathroom	Main	7`3" x 5`0"
Legal/Tax/Financial					
Title: Fee Simple	Zoning: R-C2				
Legal Desc:	419R		Remarks		
Pub Rmks:	<p>This property in the sought-after Winston Heights/Mountain View area offers a prime opportunity for investors. Currently rented, this 3-bedroom home with an illegal suited basement sits on a spacious lot, promising steady rental income. The current owner has already laid the groundwork for future development by constructing a large garage with a carriage house in the rear in 2022. This property boasts a sprawling 470 sq ft garage, providing ample room for parking, storage, or workspace—ideal for car or gym enthusiasts, hobbyists, or those seeking extra storage space. Discover the convenience of an epoxy floor in the garage space, offering durability and easy maintenance for parking and storage needs. Enjoy the convenience of a huge concrete slab surrounding the carriage house, providing parking space for two cars outside the garage doors, ensuring ample room for vehicles and guests. Over the the garage is a delightful 713 sq ft carriage house, where you can experience unparalleled comfort with heated floors throughout both upstairs and downstairs, ensuring warmth and coziness in every corner of this exquisite carriage house. Be super comfortable in the summer months too, with the included AC unit, providing efficient climate control. Indulge in the ultimate relaxation with a luxurious steam shower in the upstairs washroom, providing a rejuvenating experience after a long day. Or better yet, relax and unwind in the included hot tub, offering a private retreat right in your backyard, perfect for soaking away stress and enjoying leisurely evenings under the stars. Pride shows in the stucco siding, enhancing the aesthetic appeal and durability of the exterior facade. Additional value comes from superior insulation with spray foam under the slab, enhancing energy efficiency and providing a stable foundation for years to come. Gather around the fireplace in the living room for cozy evenings and intimate gatherings, adding warmth and charm to the space. Utilize the convenient Murphy bed in the downstairs office, offering flexibility for accommodating guests or creating a multifunctional space. Appreciate the airy feel of 10-foot ceilings upstairs, adding a sense of grandeur and sophistication to the living areas. Enjoy peace of mind knowing that the revenue property received a new roof and underwent renovations in the summer of 2017, ensuring durability and modern comforts for tenants. A full list of improvements on the rental can be provided on your request. With current renters willing to stay and the owner offering to rent the carriage house for up to one year, this property presents immediate income-generating potential while allowing flexibility for future plans. Plans have been drawn for a new build on this property and can be included in the purchase for the right buyer.</p>				
Inclusions:	None				
Property Listed By:	RE/MAX iRealty Innovations				

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













