



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3503 41 Street, Calgary T3L 3L4**

MLS®#: **A2117864**

Area: **Glenbrook**

Listing Date: **04/06/24**

List Price: **\$734,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1958**  
Lot Information  
Lot Sz Ar: **5,709 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,250**  
Low Sqft:  
Ttl Sqft: **1,250**

DOM

**43**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat: **Corner Lot**  
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **Garden,Playground,Private Yard**

Construction:  
**Asphalt**  
Flooring:  
**Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**  
Int Feat: **Ceiling Fan(s)**  
Utilities:

# Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`2" x 13`7"	Bedroom	Main	8`0" x 10`8"
Bedroom	Main	10`1" x 9`3"	3pc Bathroom	Main	7`1" x 4`11"
Kitchen	Main	17`3" x 10`1"	Family Room	Main	9`6" x 11`2"
Living Room	Main	17`2" x 14`7"	Bedroom	Basement	8`11" x 11`11"
Bedroom	Basement	8`3" x 10`1"	3pc Bathroom	Basement	6`6" x 7`10"
Kitchen	Basement	7`5" x 7`8"	Living Room	Basement	31`3" x 12`3"
Furnace/Utility Room	Basement	11`4" x 7`4"			

# Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **7980HK**

Zoning: **RC-2**

# Remarks

Pub Rmks: **Attention investors, land developers, and home builders: this is your chance to seize a prime redevelopment opportunity in Glendale! Situated on a generous, Unlock the potential of this prime infill opportunity nestled in the vibrant heart of Glendale. Positioned on a corner lot with coveted RC2 zoning, this bungalow presents an ideal canvas for your creative vision. Step inside to discover three inviting bedrooms adorning the main floor, complemented by a pristine bathroom and the timeless allure of hardwood flooring. Freshly painted walls breathe new life into every corner, setting the stage for endless possibilities. A separate entrance beckons towards the basement, where two additional bedrooms await alongside a generous bathroom and expansive living area. Luxury Vinyl Plank flooring lends a modern touch, ensuring comfort and style throughout. Unlock the potential for additional income with the basement's independent access, offering a lucrative opportunity to capitalize on the demand for rental properties. Outside, an enchanting backyard awaits, offering a serene oasis to unwind and entertain amidst lush greenery and boundless potential. Seize this opportunity to transform this property into a lucrative investment or a dream home. Contact your preferred realtor today to schedule a viewing and unleash the possibilities that await in this Glendale gem.**

Inclusions: **N/A**  
 Property Listed By: **First Place Realty**

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













