



THE
A-TEAM

**RE/MAX
FIRST**

1206 5 Avenue, Calgary T2N 0R8

MLS® #: **A2120059**

Area: **Hillhurst**

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

List Price: **\$949,987**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

1912

Lot Information

Lot Sz Ar:

3,121 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,525

Low Sqft:

Ttl Sqft:

1,525

DOM

46

Layout

Beds:

4 (3 1)

Baths:

3.0 (3 0)

Style:

2 Storey,Up/Down

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Landscaped,Level,Street Lighting,Rectangular Lot

Park Feat:

Alley Access,Double Garage Detached,Garage Faces Rear

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Playground,Private Entrance,Private Yard,Storage

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer

Int Feat:

No Smoking Home,See Remarks,Separate Entrance,Storage,Track Lighting,Vinyl Windows,Wood Windows

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Lower	13`5" x 8`10"	Laundry	Lower	9`8" x 7`0"
Living Room	Lower	15`4" x 11`4"	Bedroom	Lower	18`1" x 10`1"
Walk-In Closet	Lower	7`2" x 8`9"	4pc Bathroom	Lower	8`9" x 6`5"
Kitchen	Main	10`10" x 10`1"	Dining Room	Main	8`8" x 8`2"
Living Room	Main	15`3" x 11`10"	Bedroom	Main	14`0" x 11`6"
Foyer	Main	8`1" x 7`2"	4pc Bathroom	Main	9`8" x 4`11"
Kitchen	Upper	9`3" x 8`7"	Bedroom	Upper	12`1" x 9`6"
Bedroom	Upper	10`5" x 10`1"	Living Room	Upper	12`3" x 12`1"
4pc Bathroom	Upper	9`7" x 5`1"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	DC
Legal Desc:	5069J

Remarks

Pub Rmks:	<p>Incredible opportunity to own/live and be a part of the vibrant community of Kensington/Hillhurst. Superb location backing onto the famous Riley Park, Calgary's most beautiful inner-city park. Wonderful walking paths, cricket pitches, pool, and playground make it a definite investment in Kensington/Hillhurst. With a treasured park as your back yard, you will never worry about high rises blocking your view. Enter to view the residences through the front porch to access the main and upper floor units. The upper home includes two large bedrooms, a kitchen, and a sitting area. Tenants love having a deck off the front or back so you can choose a view of the park or downtown. The main floor residence features a desirable spacious one bedroom + den which opens onto the back deck with garden doors and overlooks the backyard. The illegal lower-level suite is accessed from a private side entrance featuring a comfortable one bedroom, living room, open floor plan and a huge walk-in closet. Private backyard with a double detached garage. The current combined revenue is over \$5,000 per month providing excellent cash flow for the savvy investor. The property was built in 1912 and is very well maintained with 3 rentable living quarters. Very walkable community with amenities abound, including award winning restaurants, coffee shops, unique shops, schools, post secondary U of C and SAIT, bike lanes, bus stop and the LRT only a quick 5 minutes walk away. Downtown, medical facilities, and recreational amenities are all close by. Drive buy 1206 5 Ave NW and book your appointment. Adjacent property 1204 5 Ave NW with a separate title is for sale by the same owner, rare opportunity.</p>
Inclusions:	N/A
Property Listed By:	RE/MAX iRealty Innovations

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











