



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**721 7 Avenue, Calgary T2E 0N6**

MLS® #: **A2120827**

Area: **Renfrew**

Listing Date: **04/11/24**

List Price: **\$895,000**

Status: **Active**

County: **Calgary**

Change: **-\$55k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1932**  
Lot Information  
Lot Sz Ar: **4,399 sqft**  
Lot Shape: **40' x 110**

Finished Floor Area

Abv Sqft: **909**  
Low Sqft:  
Ttl Sqft: **909**

DOM

**38**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **City Lot,Rectangular Lot,Views**  
Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Natural Gas,None**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Wood Frame**  
Flooring: **Other**  
Water Source:  
Fnd/Bsmt: **Other**

Kitchen Appl: **None**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room  
**Bedroom - Primary**

Level  
**Main**

Dimensions  
**7`5" x 10`3"**

Room  
**3pc Bathroom**

Level  
**Main**

Dimensions  
**4`6" x 8`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**

Zoning:  
**R-C2 Contextual One/Two D**



Legal Desc:	8150AN	Remarks
Pub Rmks:	<b>Attention Investors and Builders. Build your Dream Home on this lot in Renfrew with south-facing rear exposure. Incredible views of Downtown, the Stampede grounds, Calgary Tower, the Bow, Rocky Mountains and beyond. Just north of Bridgeland, there are so many things to explore nearby. 8 minute walk to shops and restaurants on Edmonton Trail. It's a 40' x 110' lot, zoned "RC-2 Contextual One/Two Dwelling", allowing for many building options to maximize your investment. Close to schools, restaurants, parks, and has quick access to Downtown - walk to the office or drive there in minutes. Call your favourite Realtor today for a viewing or to gather more information.</b>	
Inclusions:	N/A	
Property Listed By:	CIR Realty	

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





