



THE
A-TEAM

**RE/MAX
FIRST**

926 5 Avenue, Calgary T3E 0L4

MLS® #: **A2122583**

Area: **Bridgeland/Riverside**

Listing Date: **04/12/24**

List Price: **\$574,900**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1913**
Lot Information
Lot Sz Ar: **2,572 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **704**
Low Sqft:
Ttl Sqft: **704**

DOM

37
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Irregular Lot,Landscaped,Many Trees**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard**

Construction: **Concrete,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Combination,Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Window Coverings**
Int Feat: **Closet Organizers,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`0" x 6`3"
Dining Room	Main	6`0" x 8`1"
Bedroom - Primary	Main	8`10" x 9`10"
Laundry	Main	2`6" x 5`8"

Room	Level	Dimensions
Kitchen	Main	7`10" x 13`8"
Living Room	Main	11`1" x 11`2"
Bedroom	Main	7`11" x 9`10"
4pc Bathroom	Main	6`8" x 10`10"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

8150AN

R-C2

Remarks

Pub Rmks:

Investors Alert! This charming doll house is nestled in the desirable community of Bridgeland, offering an incredible opportunity for inner city living. With its inviting front porch and timeless appeal, this property is waiting for you to make it your own. Featuring two cozy bedrooms and one well-appointed bathroom, this home offers a comfortable space for you and your loved ones. Step inside and be greeted by the warm glow of natural light that dances across the laminate floors, creating an inviting ambiance throughout. The fully fenced and landscaped yard provides a private oasis where you can relax and unwind after a long day. Imagine sipping your morning coffee on the front porch or hosting barbeques with friends in the backyard - the possibilities are endless! Convenience is at your doorstep with this prime location. Just minutes away from downtown, you'll have quick access to all the amenities Calgary has to offer. Public transit, shopping centers, renowned restaurants, and vibrant nightlife are all within reach, making every day an adventure. Whether you're a first-time homebuyer looking to enter the market or seeking a redevelopment opportunity, this property has it all. Embrace the charm of Bridgeland and seize this chance to own a piece of history. Don't miss out on this fantastic opportunity - schedule your showing today and explore the potential that awaits at 926 5 Avenue NE.

Inclusions:

n/a

Property Listed By:

RE/MAX Landan Real Estate

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







