



THE
A-TEAM

**RE/MAX
FIRST**

710 5A Street, Calgary T2N1R4

MLS® #: **A2123831** Area: **Sunnyside** Listing Date: **04/22/24** List Price: **\$499,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1912**
Lot Information
Lot Sz Ar: **2,992 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **757**
Low Sqft:
Ttl Sqft: **757**

DOM

27
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

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

Access:
Lot Feat: **Back Lane, See Remarks**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**
Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Tile, Vinyl**
Water Source:
Fnd/Bsmt: **Other**

Kitchen Appl: **Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`7" x 11`6"	Family Room	Main	11`6" x 11`5"
Kitchen	Main	10`6" x 9`5"	Laundry	Main	5`2" x 4`4"
4pc Bathroom	Main	9`5" x 5`4"	Bedroom - Primary	Main	9`6" x 10`5"
Bedroom	Main	10`6" x 9`5"			

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **1948P**
Zoning: **M-CG d72**

Remarks

Pub Rmks:

An extraordinary opportunity awaits with this remarkable offering of M-/CG d72 development land nestled at the coveted corner location of Memorial Drive in Sunnyside. Preliminary discussions with the City of Calgary indicate the potential minimum numbers of residential units 710 5A Street are 2 . Please consult with the City of Calgary to determine the current options for multi-family development. This character home offers 2 bedrooms, west facing sunporch, newer plumbing and a newer garage. Located close to Prince's Island Park, Peace Bridge, Bow River pathways, Eau Claire, Kensington restaurants, shops and amenities. An excellent opportunity for investment and future development.

Inclusions:

1 garage door opener and 1 controller

Property Listed By:

RE/MAX Real Estate (Central)

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



