



THE
A-TEAM

**RE/MAX
FIRST**

1504 23 Avenue, Calgary T2M1V1

MLS® #: **A2125091**

Area: **Capitol Hill**

Listing Date: **04/19/24**

List Price: **\$925,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1950**

Finished Floor Area

Abv Sqft: **936**

Low Sqft:

Ttl Sqft: **936**

Lot Information

Lot Sz Ar: **6,339 sqft**

Lot Shape:

DOM

30

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **5**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Corner Lot

Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stucco,Wood Frame

Flooring:

Hardwood,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator**

Int Feat: **High Ceilings**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	36`9" x 34`9"
Kitchen	Main	36`5" x 30`2"
3pc Bathroom	Main	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	43`0" x 29`10"
Living Room	Main	45`7" x 43`0"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8394FW

Zoning:
R-C2

Remarks

Pub Rmks:

Calling all builders and investors! Here's an unparalleled opportunity to acquire a prime corner land assembly. The biggest assembly to hit the market in the heart of Capitol Hill, Calgary. Situated on generous lots measuring 43.4 x 145 ft or 131x145 just under 19,000 sq ft of buildable space presenting a canvas brimming with potential. Capitalizing on the vast possibilities for redevelopment, this property offers endless avenues for investment success. These lots have already been submitted for re zoning designation to HGO, proposing 13 townhomes with 13 legal basement suites. Investors seize the chance to capitalize on the burgeoning demand for residential development in this coveted area. With its central location, proximity to amenities, and the promise of significant returns, this property beckons those with a vision for innovation and growth. Don't miss out on this rare opportunity to shape the future of Capitol Hill. Contact us today to explore the endless possibilities that await with this remarkable property.

Inclusions:
Property Listed By:

NA
RE/MAX Real Estate (Central)

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

PROPOSED CAPITOL HILL DEVELOPMENT



EXISTING LANE



PROPOSED SITE CONCEPT



ST. LAW REVIEW

Municipal Address:	2041 20th & 20th St NW, NW, Calgary, AB
Community:	CAPITOL HILL
Land Use District:	Current: R-C2 Proposed: H-100
Area:	131x145 ft / 19,000 sq ft

HIGHLIGHTS:

- Family oriented development
- 13 3-bedroom units with secondary suites
- Adequate parking
- Supports city densification strategy

SITE LEGEND:

- 1 - 3 BEDROOM UNIT & 1 SECONDARY SUITE
- 2 - 3 BEDROOM UNIT & 1 SECONDARY SUITE
- 3 - 3 BEDROOM UNIT & 1 SECONDARY SUITE
- 4 - 3 BEDROOM UNIT & 1 SECONDARY SUITE
- 5 - 3 BEDROOM UNIT & 1 SECONDARY SUITE
- 6 - 3 BEDROOM UNIT & 1 SECONDARY SUITE
- 7 - 3 BEDROOM UNIT & 1 SECONDARY SUITE
- 8 - 3 BEDROOM UNIT & 1 SECONDARY SUITE
- 9 - 3 BEDROOM UNIT & 1 SECONDARY SUITE
- 10 - 3 BEDROOM UNIT & 1 SECONDARY SUITE
- 11 - 3 BEDROOM UNIT & 1 SECONDARY SUITE
- 12 - 3 BEDROOM UNIT & 1 SECONDARY SUITE
- 13 - 3 BEDROOM UNIT & 1 SECONDARY SUITE

QUESTIONS/INQUIRIES:



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