



THE
A-TEAM

**RE/MAX
FIRST**

1510 23 Avenue, Calgary T2M 1V1

MLS® #: **A2125102**

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**

Lot Information

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

Finished Floor Area

Abv Sqft: **896**
Low Sqft:
Ttl Sqft: **896**

DOM

30
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Interior Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction:
Vinyl Siding, Wood Frame
Flooring:
Carpet, Hardwood, Laminate
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Microwave, Refrigerator, Washer/Dryer**
Int Feat: **High Ceilings**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	34`9" x 26`11"
Living Room	Main	44`3" x 43`0"
Dining Room	Main	29`10" x 25`3"
4pc Bathroom	Main	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	33`6" x 26`7"
3pc Bathroom	Lower	0`0" x 0`0"
Bedroom - Primary	Main	41`4" x 29`10"

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 under HGO and 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



ST LAW REVIEW

Municipal Address:	2041 20th & 21st Ave. NW, Calgary, AB
Community:	CAPITOL HILL
Land Use District:	Current: R-C2 Proposed: H-100
Area:	131.4 x 145 ft / 19,150 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

PROPOSED SITE CONCEPT

ACCESS TO PARKING SPACES

ACCESS TO DEVELOPMENT SPACES

QUESTIONS/INQUIRIES:



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