



THE
A-TEAM

**RE/MAX
FIRST**

2415 CENTRE Street, Calgary T2E 2T8

MLS® #: **A2125875**

Area: **Tuxedo Park**

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

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1948**

Finished Floor Area

Abv Sqft: **792**

Low Sqft:

Ttl Sqft: **792**

Lot Information

Lot Sz Ar: **6,243 sqft**

Lot Shape:

DOM

26

Layout

Beds: **3 (2 1)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Landscaped,Paved,Treed**

Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`4" x 13`1"
Family Room	Basement	12`5" x 10`3"
Kitchen	Basement	12`0" x 9`4"
Bedroom	Main	11`2" x 10`0"
3pc Ensuite bath	Basement	7`0" x 6`2"
Furnace/Utility Room	Basement	10`7" x 6`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`4" x 9`9"
Dining Room	Main	5`8" x 5`4"
Bedroom - Primary	Main	11`4" x 11`1"
Bedroom	Basement	10`3" x 9`7"
4pc Bathroom	Main	7`9" x 6`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

21290

Zoning:
DC 6Z2000/C2-(12)

Remarks

Pub Rmks: **Attention Developers/Builders. Prime COMMERCIAL Land! Great opportunity to own this valuable piece of Land in Inner City Location. Already zoned: C-2 (12) FAR of 2.0, can go up to 4 stories high with store fronts, offices, mix use residential/commercial or build to your choice of building, offers a variety of permitted and discretionary uses. The property has a house and a garage that's currently being rented out! Illegal basement Suite! Great Value for this piece of land.**

Inclusions:
Property Listed By: **2nd Fridge, 2nd Stove
RE/MAX Real Estate (Central)**

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

