



THE
A-TEAM

**RE/MAX
FIRST**

1625 23 Avenue, Calgary T2T 0V1

MLS® #: **A2134155**

Area: **Bankview**

Listing Date: **05/23/24**

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

Status: **Active**

County: **Calgary**

Change: **-\$25k, 14-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1912**
Lot Information
Lot Sz Ar: **4,693 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,685**
Low Sqft:
Ttl Sqft: **1,685**

DOM

33
Layout
Beds: **6 (4 2)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Corner Lot, Landscaped, Rectangular Lot, Treed**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Stucco, Wood Frame, Wood Siding**
Flooring: **Carpet, Ceramic Tile, Hardwood, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Third	21`7" x 17`8"	Bedroom - Primary	Third	15`6" x 11`1"
Bedroom	Third	12`2" x 6`8"	Kitchen	Third	12`6" x 9`10"
4pc Bathroom	Third		Bedroom	Second	10`11" x 15`0"
Bedroom	Second	10`11" x 11`10"	Kitchen With Eating Area	Second	9`8" x 17`5"
Living Room	Second	17`0" x 9`10"	4pc Bathroom	Second	
Laundry	Basement	4`10" x 7`7"	Kitchen With Eating Area	Basement	12`6" x 16`8"
Living Room	Basement	19`3" x 20`2"	4pc Bathroom	Basement	
Bedroom	Basement	10`2" x 7`9"	Bedroom	Basement	10`2" x 8`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

2714P

RCG

Remarks

Pub Rmks: **ATTENTION BUILDERS / INVESTORS. RCG ZONED CORNER LOT THAT WILL ALLOW A 4 or 5 PLEX TO BE BUILT with amazing views of the Calgary downtown and across the street from a green space! Hold and rent the three legal separate rental units while you decide what to do long term with this amazing lot and the potential it holds* MAKE YOUR FIRST VISIT INSIDE THROUGH THE 3D TOUR* This property, sitting on a lot size of 5026 SqFt, consists of 3 Legal Rental Units located right outside of downtown in the community of Bankview. The top unit is very bright, cozy and charming two bedroom legal suite. The middle unit has 9 foot ceilings, is painted white, has an open layout, and is also a very comfortable two bedroom legal suite. The two bedroom basement legal suite is a full walk-out-to-grade which means each unit has its own separate entrance. Each legal suite includes many windows for natural lighting. These units have been generating revenue for 45+ years! All three units use the washer and dryer located right inside the basement front door. Once again visit the 3D tour to make your first visit, and then book your in person viewing!**

Inclusions:

Property Listed By:

N/A

RE/MAX Landan Real Estate

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











