



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**312/314 13 Avenue, Calgary T2M 0E7**

MLS® #: **A2135132**      Area: **Crescent Heights**      Listing Date: **06/09/24**      List Price: **\$2,100,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1930**  
Lot Information  
 Lot Sz Ar: **11,984 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,359**  
 Low Sqft:  
 Ttl Sqft: **1,359**

DOM

**195**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking

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

Access:  
 Lot Feat: **Level, Rectangular Lot**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Stucco**  
 Flooring: **Carpet, Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13` 4" x 11` 5"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>6` 0" x 5` 0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13` 5" x 9` 6"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2511W**

Zoning: **RC-2**

Remarks

Pub Rmks: **PRIME DEVELOPMENT OPPORTUNITY! 312/314 13th Avenue NW both for sale and sold as a package. 107FTx112FT (Almost 12,000 Square Feet). Once in a lifetime**

inner-city development play in the heart of the historic neighbourhood of Crescent Heights (NW). You are both minutes to Downtown Calgary and also immersed in the rich history and charm this neighbourhood has to offer. Clean titles on both properties with no easements or Restrictive Covenants. No City Trees that require permits for removal. Currently zoned RC-2 and with blanket re-zoning both will convert to RC-G. There is also opportunity to get a lift on the land with re-designation to H-GO. Potential Downtown views with 3 storey project or roof top balconies. 3D Renderings are from current project outline and Development Permit is in progress. Please contact directly for additional information.

Inclusions:

N/A

Property Listed By:

Real Broker

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