



THE
A-TEAM

**RE/MAX
FIRST**

43 30 Avenue, Calgary T2S 2Y4

MLS®#: **A2138311**

Area: **Erlton**

Listing Date: **06/05/24**

List Price: **\$979,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1940**

Finished Floor Area

Abv Sqft: **978**

Low Sqft:

Ttl Sqft: **978**

Lot Information

Lot Sz Ar: **6,888 sqft**

Lot Shape:

DOM

115

Layout

Beds: **4 (1 3)**

Baths: **1.5 (1 1)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Irregular Lot,Landscaped,Street Lighting,Views**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Storage**

Construction:

Stucco,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**

Int Feat: **Breakfast Bar,Kitchen Island**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`3" x 13`8"	Dining Room	Main	16`3" x 13`8"
Kitchen	Main	13`0" x 12`11"	Breakfast Nook	Main	8`11" x 11`0"
Bedroom - Primary	Main	9`11" x 10`11"	Bedroom	Basement	12`9" x 11`7"
Bedroom	Basement	11`6" x 11`6"	Bedroom	Basement	15`9" x 11`9"
Laundry	Basement	2`10" x 8`7"	Furnace/Utility Room	Basement	2`10" x 4`2"
2pc Bathroom	Main	4`11" x 8`1"	4pc Bathroom	Basement	6`2" x 7`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

960AM

Zoning:
M-CG d72

Remarks

Pub Rmks:

Attention Investors and Developers! Discover a rare opportunity to acquire a prime piece of real estate boasting some of the best unobstructed views of downtown. This 50 by 138-foot lot offers a developer a remarkable future development space. Built in the 1940s, this charming bungalow has been meticulously maintained and thoughtfully renovated over the years. The main floor features an inviting open floor plan that seamlessly connects a spacious living room, a dining area ample enough for most tables, and a well-appointed kitchen complete with an island and a cozy breakfast nook. French doors from the nook open to an outdoor deck, creating an ideal space for indoor-outdoor living. The main floor is complemented by a convenient 2-piece bathroom and a versatile bedroom that can double as an office. The fully developed basement offers additional living space, including three bedrooms, a full 4-piece bathroom, and dedicated areas for laundry and storage. The front yard provides wonderful views of downtown and is perfect for gardening enthusiasts. The south-facing backyard features a deck, a storage shed, and an older single garage that requires some TLC. Don't miss out on this extraordinary opportunity to invest in a unique property with immense potential for future development. Seize this chance to own a piece of prime real estate with unmatched views and endless possibilities!

Inclusions:
Property Listed By:

N/A
TREC The Real Estate Company

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