



THE
A-TEAM

**RE/MAX
FIRST**

520 12 Avenue, Calgary T2E 1A8

MLS® #: **A2140157**

Area: **Renfrew**

Listing Date: **06/11/24**

List Price: **\$799,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1942**

Finished Floor Area

Abv Sqft: **795**
Low Sqft:
Ttl Sqft: **795**

Lot Information

Lot Sz Ar: **6,000 sqft**
Lot Shape:

DOM

27
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

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

Construction: **Concrete,See Remarks,Vinyl Siding**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Microwave,Refrigerator**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	10`4" x 10`1"
Living Room	Main	12`7" x 18`4"
4pc Bathroom	Main	6`9" x 5`0"

Room	Level	Dimensions
Bedroom	Main	10`5" x 9`3"
Kitchen	Main	12`6" x 10`6"
Storage	Basement	22`2" x 32`1"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **RC-2**

Legal Desc: 470P

Remarks

Pub Rmks: **Builders and investors choice! RC-2 Zoning (going to HGO under Blanket Zoning Check with city of Calgary)Whether you are a developer or looking to hold for your future plans, this neat and clean bungalow in Renfrew is in excellent condition. Builder can Build 5 up 5 Down (check with city of Calgary / your architect/Surveyor) It features hardwood flooring on the main floor, an updated kitchen, a single-car garage, and a nice backyard with mature trees.. The unfinished basement, with a separate entrance and numerous windows, awaits your creative ideas. This home is within walking distance of Renfrew Athletic Park and close to The Winston Golf Club, SAIT, schools, shopping, public transit, and provides easy access to 16th Avenue and downtown via Edmonton Trail.**

Inclusions: **None**
Property Listed By: **Real Broker**

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







