



THE
A-TEAM

**RE/MAX
FIRST**

4417 17 Avenue, Calgary T2A 0T5

MLS® #: **A2141462**

Area: **Forest Lawn**

Listing Date: **06/14/24**

List Price: **\$798,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1952**
Lot Information
Lot Sz Ar: **6,490 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **914**
Low Sqft:
Ttl Sqft: **914**

DOM

18
Layout
Beds: **3 (2 1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **462**

Access:
Lot Feat: **Back Lane,Corner Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,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	9`10" x 9`10"
Kitchen	Main	9`10" x 9`2"
Bedroom - Primary	Main	9`10" x 9`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	9`2" x 9`2"
Bedroom	Basement	9`2" x 9`2"
4pc Bathroom	Main	

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

MU-1 f4.5h20

Legal Desc:

1348GJ

Remarks

Pub Rmks:

This is a great opportunity for a builder. It is a corner-over-size lot. Zoning MU-1 f4.5h20 The MU-1 district is for commercial and residential uses in street-oriented buildings. The district allows both commercial and residential uses at street level. The City still needs to review your building permit application though. The current tenant has been notified to vacate the property by the end of July 2024. But consider this as land value only. The property and appliances are to be sold in as-is and where-is condition.

Inclusions:

None

Property Listed By:

CIR Realty

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