



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**204 13 Avenue, Calgary T2E 1B7**

MLS®#: **A2141509**

Area: **Crescent Heights**

Listing Date: **06/15/24**

List Price: **\$599,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1914**

Lot Information

Lot Sz Ar: **2,992 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **983**  
Low Sqft:  
Ttl Sqft: **983**

DOM

**17**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Wood Frame**  
Flooring: **See Remarks**  
Water Source:  
Fnd/Bsmt: **See Remarks**

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 10`0"</b>
<b>Office</b>	<b>Main</b>	<b>8`5" x 7`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`5" x 9`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`5" x 13`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7`10" x 5`1"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>10`5" x 12`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`5" x 10`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`4" x 5`0"</b>
<b>Entrance</b>	<b>Main</b>	<b>10`5" x 6`8"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**791P**

Remarks

Pub Rmks:

**Fantastic location in the heart of Crescent Heights. Investors alert! This 983 sq ft bungalow has been already taken down to the studs. Seller has an engineer report a floor plan for the planned renovations.( See supplements.) Exterior is stucco and wood frame. The basement is down to the studs as well and has the laundry situated in basement. The furnace is forced air but has been disconnected for now and is the original furnace. It will need to be replaced. The deck was re built 2 years ago in vinyl planks. There is a single detached garage that was installed 2 years ago. This property can be renovated or can be torn down and another property put up. Windows and doors have not been installed but are located inside the property. Windows and doors are not included but are negotiable. Please see the engineers report in the supplementary documents. Please note that the garage and renovations have been permitted but now expired. The RPR doesn't have the garage on it but Seller wants the RPR taken as is. There is settling in the basement which is shown in the engineers report.. All appliances will remain inside the home but sold as is. Please note that although the measurements show there is one bathroom and 2 bedrooms this is just an estimate and they are not physically there. Room dimensions are based on the existing framing currently inside the house. Don't miss this amazing opportunity.**

Inclusions:  
Property Listed By:

**Dishwasher as is, Refrigerator as is, stove as is, washer and dryer as is  
Diamond Realty & Associates LTD.**

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













