



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1443 37 Street, Calgary T2J 6A5**

MLS®#: **A2142142**

Area: **Rosscarrock**

Listing Date: **06/28/24**

List Price: **\$975,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1954**

Lot Information

Lot Sz Ar: **5,403 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,118**

Low Sqft:

Ttl Sqft: **1,118**

DOM

**4**

Layout

Beds: **5 (4 1 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Corner Lot,Fruit Trees/Shrub(s),Low Maintenance Landscape,Rectangular Lot,Treed**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Fire Pit**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Open Floorplan,Separate Entrance**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>10`3" x 9`7"</b>
<b>Family Room</b>	<b>Basement</b>	<b>11`7" x 12`2"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>10`0" x 5`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 12`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`8" x 9`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 6`9"</b>
<b>Other</b>	<b>Basement</b>	<b>12`2" x 13`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 14`4"</b>
<b>Laundry</b>	<b>Basement</b>	<b>5`8" x 5`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`9" x 8`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`1" x 12`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`5" x 11`3"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`1" x 5`6"</b>

Title:  
**Fee Simple**  
Legal Desc:

**6761GR**

Zoning:  
**M-C2**

Remarks

Pub Rmks: **"Prime Redevelopment Opportunity" Approved DP is available for 4-3 story townhouse plus roof top patio. Seller also can provide DP Survey, Geo-technical Investigation and Parking Study Report upon request. Situated on a prominent corner lot at the intersection of 37th Street and 15th Ave SW in Rosscarrock, this MC-2 zoned property is an exceptional opportunity for Developers, Builders, and Investors. Currently leased month-to-month, it provides immediate rental income until the property is ready for re-development. Development plans are available upon request. The corner lot configuration enhances its appeal, offering flexibility and visibility for a future development project. Rosscarrock is known for its vibrant community atmosphere and convenient access to amenities. Directly across from Westbrook Mall, residents enjoy easy access to shopping, dining, and entertainment options. Calgary's only underground train station Westbrook is just a 5-minute walk away, facilitating effortless commuting throughout the city. Downtown Calgary is just a short 10-minute drive away and you have easy access to both 17th avenue and Bow Trail. This strategic location, coupled with MC-2 zoning, positions the property ideally for investors and developers looking to capitalize on Calgary's burgeoning real estate market. Whether you're seeking steady rental income or envisioning a transformative redevelopment project, this property promises unmatched potential. Development plans are available upon request, highlighting the opportunity to create something exceptional in the heart of Rosscarrock.**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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







