



THE
A-TEAM

**RE/MAX
FIRST**

426 16 Street, Calgary T2N2C1

MLS®#: **A2142982**

Area: **Hillhurst**

Listing Date: **07/08/24**

List Price: **\$1,197,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1947**
Lot Information
Lot Sz Ar: **6,727 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,199**
Low Sqft:
Ttl Sqft: **1,199**

DOM

70
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

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

Utilities and Features

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

Construction: **Stone,Wood Frame**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room
Bedroom - Primary
Living Room
Dining Room
3pc Bathroom

Level
Main
Main
Main
Lower

Dimensions
12`10" x 12`2"
17`5" x 11`2"
11`2" x 10`6"

Room
Kitchen
Bedroom
3pc Bathroom

Level
Main
Main
Main

Dimensions
13`1" x 13`1"
14`1" x 7`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6219L

Zoning:
R-C2

Remarks

Pub Rmks: **50 x 135 FT RC2. Prime lot for re-development in one of the NW's best neighborhood's. Walking distance to Kensington, schools and parks. Great holding property for future development.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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