



THE
A-TEAM

**RE/MAX
FIRST**

1726 44 Street, Calgary T2A 1N1

MLS®#: **A2150455**

Area: **Forest Lawn**

Listing Date: **07/19/24**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**

Finished Floor Area

Abv Sqft: **1,001**
Low Sqft:
Ttl Sqft: **1,001**

DOM

59
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,478 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Landscaped,Level,Street Lighting,Private,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,Off Street,Parking Pad**

Utilities and Features

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

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`3" x 17`4"
Dining Room	Main	11`7" x 8`10"
Bedroom	Main	8`3" x 10`0"
Kitchen	Basement	8`1" x 11`3"
4pc Bathroom	Basement	8`2" x 4`6"

Room	Level	Dimensions
Kitchen	Main	11`7" x 8`0"
4pc Bathroom	Main	8`2" x 5`0"
Bedroom - Primary	Main	12`0" x 19`0"
Living Room	Basement	10`9" x 11`10"
Bedroom	Basement	10`6" x 15`11"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **5472HP**

Zoning: **M-C1**

Remarks

Pub Rmks: **Judicial Sale as-is, where-is, no access to dwellings. Development site for Multi Family Opportunity. Zoned M-C1, 1722 & 1726 44 Street SE offer 7 units per individual lot or 15 combined.**

Inclusions: **n/a**

Property Listed By: **RE/MAX Complete Realty**

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