



THE
A-TEAM

**RE/MAX
FIRST**

1816 27 Avenue, Calgary T2T 1H1

MLS® #: **A2152432** Area: **South Calgary** Listing Date: **07/25/24** List Price: **\$649,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1912**
Lot Information
 Lot Sz Ar: **4,682 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **630**
 Low Sqft:
 Ttl Sqft: **630**

DOM

53
Layout
 Beds: **2 (1 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Covered Courtyard,Fire Pit,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	36`9" x 23`11"
4pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Bedroom	Basement	33`2" x 26`11"
3pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **4479P**

Zoning: **M-C1**

Remarks

Pub Rmks: **Nestled in a tranquil and sought-after location, this property boasts an exceptional MC-1 zoned lot, surrounded by prestigious multimillion-dollar homes. The well-**

maintained bungalow, in pristine condition, offers unparalleled convenience being within walking distance to amenities and transportation, and mere minutes from downtown. With dimensions of 37.5 X 125 feet, the lot presents abundant potential. Whether envisioning a luxurious single-family home with a legal basement suite or a stunning duplex/triplex configuration, or even exploring the possibility of a four-story apartment building (subject to city approval), the options are limitless. Inside, the home features a spacious living and dining area adorned with gleaming hardwood floors, complemented by an updated kitchen illuminated by a skylight. A charming sunroom overlooks the meticulously landscaped yard, enhancing the property's appeal. The generously sized master bedroom and renovated 4-piece bath ensure comfort and style, while the developed basement offers additional living space with a bedroom, family room, 3-piece bath, and ample storage/workshop area. Recent upgrades include a new hot water tank and serviced furnace, reflecting meticulous upkeep and pride of ownership. Currently rented to a long-term tenant month to month for \$2000 offering immediate revenue or redevelopment potential. This property represents exceptional value, whether as an investment opportunity or as the foundation for a bespoke dream home in coveted South Calgary.

Inclusions:

N/A

Property Listed By:

Creekside Realty

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