



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1402 4 Street, Calgary T2M 2Y9**

MLS®#: **A2152511**

Area: **Crescent Heights**

Listing Date: **07/25/24**

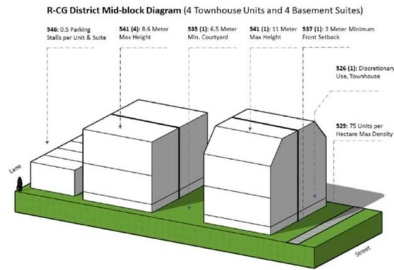
List Price: **\$1,199,900**

Status: **Active**

County: **Calgary**

Change: **-\$31k, 08-Oct**

Association: **Fort McMurray**



- 2 units in the front, 2 units at the rear of the parcel, with each unit having a secondary suite.
- Height restriction to 8.6 metres for the rear units.
- Requirements for the courtyard space between the front units and the rear units at 6.5m.
- 4 required parking stalls.
- 2 required mobility storage spaces.
- 2 required enclosed and sheltered bike stalls.

General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1942**  
Lot Information  
 Lot Sz Ar: **7,104 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,108**  
 Low Sqft:  
 Ttl Sqft: **1,108**

DOM

**118**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Corner Lot,Fruit Trees/Shrub(s)**  
 Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**

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

Kitchen Appl: **Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 12`4"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>12`7" x 10`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`4" x 17`11"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>6`0" x 6`4"</b>
<b>Office</b>	<b>Basement</b>	<b>13`3" x 11`6"</b>	<b>Storage</b>	<b>Basement</b>	<b>3`9" x 6`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 10`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 10`2"</b>
<b>Game Room</b>	<b>Basement</b>	<b>13`3" x 11`6"</b>	<b>Den</b>	<b>Basement</b>	<b>10`8" x 11`6"</b>

Laundry

Basement

9'0" x 10'5"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

12'10" x 5'8"

Title:  
**Fee Simple**  
Legal Desc:

**3946N**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Welcome to this vibrant inner city community - Crescent Heights. RC-G corner lot 50X142. Attention Investors and Developers R-CG is a residential designation that is primarily for row housing/townhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite. fantastic location just 10 minutes to downtown. There is an oversized heated double garage and RV parking or room for 3 other vehicles. There is also another storage shed and a greenhouse. The 5 bedroom/2 bathroom home has a developed basement. This is an amazing opportunity to get into a neighborhood with excellent parks and greenspace in a super quiet location. Close to all amenities including SAIT, public transportation, shopping, schools, and 5 minutes to Crowchild trail, Deerfoot trail and only 15 minutes to the airport! \*\*\*RENTED FOR \$2800 A MONTH\*\*\***

Inclusions:  
Property Listed By: **N/A  
Creskide Realty**

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

