

1402 4 Street, Calgary T2M 2Y9

A2152511 **Crescent Heights** 07/25/24 MLS®#: Area: Listing List Price: **\$1,231,000**

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:

General Information

Prop Type: Residential Sub Type: City/Town:

Year Built: 1942 Lot Information

Lot Sz Ar: Lot Shape:

Detached Calgary

> Abv Saft: Low Sqft:

7,104 sqft Ttl Sqft:

1.108

Finished Floor Area

1,108

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

53

Ttl Park: 2 2 Garage Sz:

2 (2)

2.0 (2 0)

Bungalow

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

See Remarks Int Feat:

Utilities:

Room Information

<u>Room</u> Level Dimensions Room <u>Level</u> Dimensions **Bedroom - Primary** Main 13`0" x 12`4" 3pc Bathroom Main 12`7" x 10`2" **Living Room** Main 13`4" x 17`11" 3pc Bathroom Basement 6'0" x 6'4" Office **Basement** 13`3" x 11`6" Storage **Basement** 3`9" x 6`8" **Bedroom** Main 10`6" x 10`10" Kitchen Main 12`7" x 10`2" **Game Room Basement** 13`3" x 11`6" 10`8" x 11`6" Den Basement **Furnace/Utility Room** Laundry **Basement** 9'0" x 10'5" **Basement** 12`10" x 5`8"

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-CG

Legal Desc:	3946N
	Remarks
Pub Rmks:	Attention Investors and Developers.R-CG Residential - Grade-Oriented Infill 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. Welcome to this vibrant inner city community - Crescent Heights. This R-CG corner lot is 142' long x 50' wide and in a 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!
Inclusions:	N/A
Property Listed By:	Creekside Realty

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