



THE
A-TEAM

**RE/MAX
FIRST**

3603 2 Street, Calgary T2K 0Y3

MLS®#: **A2153033** Area: **Highland Park** Listing Date: **07/29/24** List Price: **\$826,300**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1963** Abv Sqft: **1,440**
Lot Information Low Sqft:
 Lot Sz Ar: **5,995 sqft** Ttl Sqft: **1,440**
 Lot Shape:

DOM

51
Layout
 Beds: **6 (3 3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Lane,Landscaped**
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

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

Construction: **Stucco,Wood Frame**
 Flooring: **Laminate,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator**
 Int Feat: **Double Vanity**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	23`0" x 19`5"
Bedroom - Primary	Main	15`7" x 11`8"
Bedroom	Main	9`8" x 9`0"
Kitchen With Eating Area	Basement	11`9" x 10`9"
Bedroom	Basement	12`9" x 7`10"
5pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"

Room	Level	Dimensions
Kitchen With Eating Area	Main	15`6" x 15`0"
Bedroom	Main	11`7" x 9`2"
Family Room	Basement	15`1" x 14`6"
Bedroom	Basement	12`9" x 10`9"
Bedroom	Basement	10`0" x 10`0"
4pc Bathroom	Basement	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

3674S

Remarks

Pub Rmks: **Builder Alert! Nicely located on a quiet Street in Highland Park, close to 6,000-square-foot lot with R-CG zoning is a prime opportunity for redevelopment. This large Bungalow offers you 1,440 sq feet on the main level and 3 separate illegal suites in the house. On the main floor, there is a massive Living room (23 x 19 ft) with bright east-facing windows. There is a large Kitchen includes an eating area, plus 3 bedrooms and a 5 pc bathroom with a double vanity. The basement has developed with 2 separate illegal suites. One illegal suite with 2 bedrooms and a bathroom, and the other Bachelor illegal Suite. Both illegal suites have their own separate entrance and kitchen. The Backyard is fully fenced and features back lane access to a double oversized detached garage. Great rental property to generate over \$4000 a month. Conveniently located near James Fowler High School, Buchanan School, and Queens Park. This property is perfect for investment or redevelopment!**

Inclusions: **Fridge and Electric Stove in Basement**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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