



THE
A-TEAM

**RE/MAX
FIRST**

849 MCPHERSON Road, Calgary T2E 4Z6

MLS®#: **A2153307**

Area: **Bridgeland/Riverside**

Listing Date: **07/29/24**

List Price: **\$580,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 24-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1912**
Lot Information
Lot Sz Ar: **2,626 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,215**
Low Sqft:
Ttl Sqft: **1,215**

DOM

52
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Back Yard**
Park Feat: **Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`11" x 15`8"
Bedroom	Main	7`8" x 13`6"
Foyer	Main	10`5" x 4`6"
Bedroom - Primary	Second	11`5" x 16`5"
Laundry	Second	11`6" x 4`9"
Other	Basement	12`7" x 20`1"

Room	Level	Dimensions
Kitchen With Eating Area	Main	11`5" x 13`2"
Office	Main	7`7" x 7`6"
3pc Bathroom	Main	7`7" x 8`9"
4pc Ensuite bath	Second	4`1" x 8`7"
Office	Second	12`4" x 17`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4301R

Zoning:
M-C1

Remarks

Pub Rmks: **A Nice and Cozy, Character home that is nestled amid a new high-density redevelopment area, only a block from the Zoo LRT station. EXCELLENT location close to downtown. The main floor has 9 ceilings and has one bedroom, an office (which can be made into a second bedroom), a kitchen with an eating area, a 3 pc bathroom and a living room. Upstairs is an illegal bachelor suite with an independent entrance that could be easily converted back to a two-story single-family dwelling. The basement is unfinished. Live on the main floor and rent out the upper suite. Current revenue is \$1400 upstairs and \$1600 main floor, tenants are willing to stay. Located right across the road from a public tennis court, the property is surrounded by walkways, and green space, and backs onto Memorial Drive with a secluded backyard. Mature, well-traveled pedestrian neighborhood with large trees. Views of downtown, the Bow River, and across from St. Patrick's Island.**

Inclusions: n/a
Property Listed By: **Century 21 Bravo Realty**

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