140 21 Avenue, Calgary T2E 1S2

MLS®#:	**A2155868**	Area:	**Tuxedo Park**	Listing Date:	**08/07/24**	List Price:	**$869,900**
Status:	**Active**	County:	**Calgary**	Change:	**-$30k, 13-Sep**	Association:	**Fort McMurray**

General Information
Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1942**

Lot Information
Lot Sz Ar: **5,733 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Close to Clubhouse,Corner Lot,Corners Marked,Level,Many Trees,Yard Drainage,Treed**
Park Feat: **Off Street,Single Garage Detached**

Finished Floor Area
Abv Sqft: **886**
Low Sqft:
Ttl Sqft: **886**

DOM
42

Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

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

Utilities and Features

Roof: **Asphalt**
Heating: **Exhaust Fan,Natural Gas,Wall Furnace**
Sewer:
Ext Feat: **Garden,Rain Gutters,Storage**

Construction:
Concrete,Stucco,Wood Frame
Flooring:
Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt:
Slab

Kitchen Appl: **Refrigerator,Stove(s)**
Int Feat: **Bookcases,Laminate Counters,Pantry,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	**Main**	**13`0" x 11`0"**	**Living Room**	**Main**	**18`0" x 11`0"**
Dining Room	**Main**	**11`2" x 12`0"**	**Bedroom - Primary**	**Main**	**13`5" x 11`9"**
Bedroom	**Main**	**10`0" x 10`0"**	**3pc Bathroom**	**Main**	
2pc Bathroom	**Main**				

Legal/Tax/Financial

Title:		Zoning:
Fee Simple		**MC2**
Legal Desc:	**2129O**	

Remarks

Pub Rmks: **For more information, please click on Brochure button below. This property presents a prime redevelopment opportunity on a highly desirable street in Tuxedo park. The lot is currently zoned MC-1, offering great potential for developers and investors. It is minutes away from downtown, Foothills and Children's Hospitals, the vibrant University District, Confederation Park Golf Course and Confederation Park. This property offers an unbeatable location. The building has approx 886 SF Bungalow, 2 BR, built in 1940s. Whether you're looking to renovate, rebuild, or develop, this property offers endless possibilities for savvy investors and developers alike. Dev permit is in process with the city seeking potentially 4 units of each approx 1900SF each and 4 units of potential secondary suites of approx.700 SF each.**

Inclusions: **n/a**

Property Listed By: **Easy List Realty**

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