



THE
A-TEAM

**RE/MAX
FIRST**

140 21 Avenue, Calgary T2E 1S2

MLS®#: **A2155868**

Area: **Tuxedo Park**

Listing Date: **08/07/24**

List Price: **\$879,900**

Status: **Active**

County: **Calgary**

Change: **+\$15k, 11-Nov**

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:

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

DOM

106
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Parking

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

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**

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	

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **21290**

Zoning: **MC2**

Remarks

Pub Rmks: **For more information, please click on Brochure button below. Attention investors and developers! This is your chance to acquire a prime corner lot in the highly desirable Tuxedo Park community. With over 5,700+ sq ft of M-C1 zoned land, this property offers tremendous potential for a multi-family development. A Development Permit application for a 4-Plex with Legal Suites is already in progress, making it an ideal investment for those looking to capitalize on the growth in the area. Each unit is designed to feature 3 bedrooms, 2.5 baths above grade, plus a 1-bedroom, 1-bath legal basement suite, maximizing rental income potential. Disconnection work completed, and the existing home is ready for demolition. This is the perfect opportunity for developers to create a modern, high-demand living space in a fantastic location. Don't miss out on this incredible opportunity to build in one of the city's most sought-after neighborhoods! DP Drawings not Approved yet so may be modified as required.**

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





