



THE
A-TEAM

**RE/MAX
FIRST**

2003 HOME Road, Calgary T3B1H4

MLS®#: **A2156177** Area: **Montgomery** Listing Date: **10/01/24** List Price: **\$868,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1954**
Lot Information
 Lot Sz Ar: **8,658 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **977**
 Low Sqft:
 Ttl Sqft: **977**

DOM

81
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Split Level**

Parking

Ttl Park: **6**
 Garage Sz:

Access:
 Lot Feat: **Triangular Lot,City Lot,Corner Lot**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Mixed**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Cooktop,Range Hood,Refrigerator**
 Int Feat: **Ceiling Fan(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Second	7`8" x 6`4"	Bedroom - Primary	Second	11`7" x 13`5"
Bedroom	Second	10`0" x 6`4"	Bedroom	Second	11`2" x 6`4"
4pc Bathroom	Basement	9`1" x 5`6"			

Legal/Tax/Financial

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

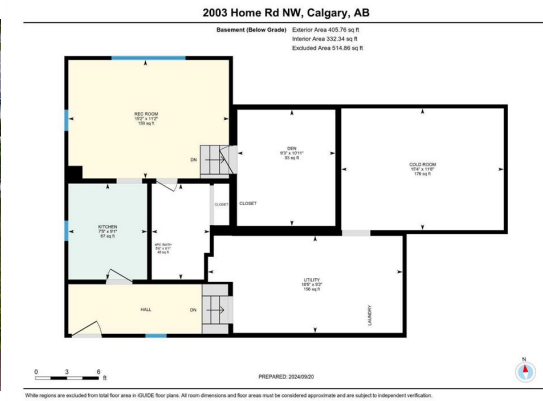
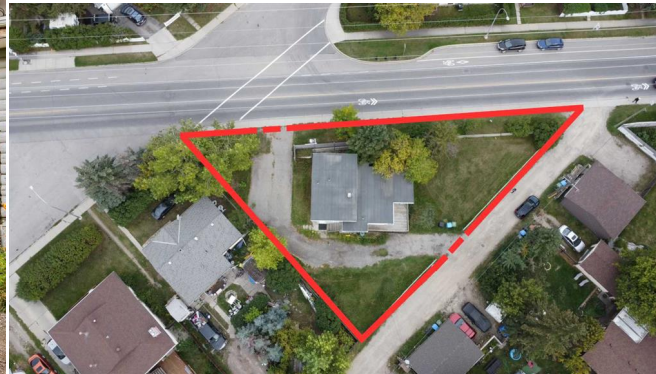
Legal Desc: 67GN

Remarks

Pub Rmks: **Welcome to WALKOUT split level house with illegal REVENUE SUITE (basement) in the desirable Montgomery neighbourhood. Steps away from market mall, quick commute to University of Calgary and Children hospital. The house is in great condition and offers an abundance of natural lighting throughout. Three generous size bedrooms on upper level, a massive living area and chef's kitchen with gas stove. Nice wooden deck with new stain. Premium lot - The house sits on a massive CORNER LOT fully fenced with 187' of road front and 8658+ sqft of land area. This property offers excellent revenue opportunities with an ILLEGAL WALKOUT BASEMENT SUITE with a separate entrance to offset holding cost. Do not let this one slip away. Currently RC-G zoned for redevelopment. Potential to build 5 plex or 6 plex with legal basement suites (subject to city approval). See supplements for Real Property Report (RPR). Proposal plan available for 5 plex. Contact agent for more details. ***GREAT OPPORTUNITY FOR INVESTOR/BUILDER*****

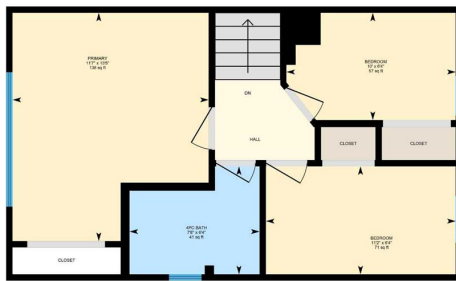
Inclusions: NA
Property Listed By: eXp Realty

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



2003 Home Rd NW, Calgary, AB

2nd Floor Exterior Area 425.44 sq ft
Interior Area 395.99 sq ft
Excluded Area 10.09 sq ft



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Main Floor Exterior Area 540.33 sq ft
Interior Area 503.93 sq ft



