



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  
**50**  
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
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`8" x 6`4"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`7" x 13`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 6`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`2" x 6`4"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`1" x 5`6"</b>			

Legal/Tax/Financial

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

Legal Desc: 67GN

Remarks

Pub Rmks: **\*\*\*INVESTOR/BUILDER OPPORTUNITY\*\*\* Welcome to WALKOUT split level house in the desirable Montgomery neighbourhood. Steps away from market mall, quick commute to University of Calgary and Children hospital. The house sits on a massive CORNER LOT offering 187' of road front and 8658+ sqft of land area with BACKLANE access. 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.**

Inclusions: NA  
Property Listed By: eXp Realty

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





