



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**730 MCDUGALL Road, Calgary T2E 5A1**

MLS® #: **A2156603** Area: **Bridgeland/Riverside** Listing Date: **08/16/24** List Price: **\$699,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1949** Abv Sqft: **865**  
 Lot Information  
 Lot Sz Ar: **2,992 sqft** Low Sqft:  
 Lot Shape: Ttl Sqft: **865**

DOM

**33**  
Layout  
 Beds: **2 ( 2 )**  
 Baths: **2.0 ( 2 0 )**  
 Style: **Bungalow**

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat: **City Lot,Front Yard,Level,Rectangular Lot**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction:  
 Heating: **Forced Air** **Stucco,Wood Frame**  
 Sewer: Flooring:  
 Ext Feat: **Private Yard** **Carpet,Ceramic Tile,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **Separate Entrance,Storage,Vinyl Windows,Wood Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17` 8" x 13` 4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11` 7" x 10` 11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13` 4" x 5` 10"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14` 10" x 9` 6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10` 11" x 7` 11"</b>	<b>Foyer</b>	<b>Main</b>	<b>4` 1" x 4` 0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>6` 1" x 4` 11"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>6` 0" x 4` 0"</b>

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **M-C1**  
 Legal Desc: **4301R**

Remarks

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Pub Rmks: **Attention builders and investors: Inner city 2-bedroom bungalow with a 2-bedroom illegal suite in the basement in the desirable community of Bridgeland. MC-1 zoning. Close/walking distance to downtown and all amenities. Excellent investment opportunity. The adjacent two land parcels on the west side (also zoned MC-1 and listed separately) can be purchased together for a large land assembly and increase redevelopment potentials.**

Inclusions: **N/A**

Property Listed By: **First Place Realty**

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