



THE
A-TEAM

**RE/MAX
FIRST**

408 21 Avenue, Calgary T2E 1S8

MLS®#: **A2157816**

Area: **Winston
Heights/Mountview**

Listing Date: **08/14/24**

List Price: **\$825,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1946**

Finished Floor Area
Abv Sqft: **770**
Low Sqft:
Ttl Sqft: **770**

Lot Information

Lot Sz Ar: **6,243 sqft**
Lot Shape:

DOM

161
Layout
Beds: **3 (1 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
Int Feat: **Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`5" x 9`0"	Living Room	Main	11`3" x 8`11"
Bedroom	Main	10`10" x 8`8"	Nook	Main	11`6" x 7`3"
4pc Bathroom	Main	8`7" x 4`10"	Dining Room	Main	9`0" x 7`0"
Bedroom - Primary	Basement	10`10" x 10`10"	Bedroom	Basement	11`3" x 10`3"
Game Room	Basement	16`6" x 7`3"	3pc Bathroom	Basement	7`4" x 4`4"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **419R**

Zoning: **M-C1**

Remarks

Pub Rmks: **This property is being sold in conjunction with 2202 Edmonton Trail NE (MLS#A2157735)only. Total Price \$2,224,000.00. The land size of the combined properties is 13,745 sq ft or 1277 sq m. Approx. 100ft frontage x 125ft depth and 113ft across the back. This is a great potential development site. Potential Landuse MU-1/3.5h26 change to allow for many development options . This current home on the site is a good holding property, as it has a legal basement suite, tenants are month to month and has generated \$2700 per month. Buy and hold or build now, these locations don't come available to purchase often.**

Inclusions: **None**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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