



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

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

DOM

**35**  
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
<b>Kitchen</b>	<b>Main</b>	<b>12`5" x 9`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`3" x 8`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 8`8"</b>	<b>Nook</b>	<b>Main</b>	<b>11`6" x 7`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 4`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 7`0"</b>
<b>Bedroom - Primary</b>	<b>Basement</b>	<b>10`10" x 10`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`3" x 10`3"</b>
<b>Game Room</b>	<b>Basement</b>	<b>16`6" x 7`3"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`4" x 4`4"</b>

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**